



Procurement Division  
400 Rivermont Drive, Columbia, SC 29210  
803-602-0831 Direct 803-771-8722 Fax  
[nkelley@riverbanks.org](mailto:nkelley@riverbanks.org) Email

**AMENDMENT TO SOLICITATION**

AMENDMENT NO. 1

ISSUE DATE: 06/19/2025

SOLICITATION NO. P2025-05-04

DATED: 05/20/2025

PROJECT: Mechanical Engineering Services for Tuskers HVAC System

**QUESTIONS TO ANSWERS:**

All questions received by companies through June 10, 2025 have been combined and answered in red below.

**QUESTION 1): The request for qualifications lists a cost proposal and breakdown on cost. Engineers don't compete by costs (the engineering board deems cost competition to be unethical), we present qualifications and selections are made based on qualification. Please provide an update for evaluation criteria.**

**ANSWER 1): See attached**

**QUESTION 2): Is an insurance certificate required with the proposal for qualifications. Insurance requirement schedule seems to apply to contractors. Please update for engineering services if required.**

**ANSWER 2): The insurance certificate is not required with the proposal for qualifications, however it will be required for the awarded vendor to provide per Attachment A in the solicitation document.**

**QUESTION 3): Are drawings of the existing mechanical installation available?**

**ANSWER 3): Yes, see attached**

**QUESTION 4): The RFP states submissions to be delivered to 500 Wildlife Pkwy. Are the proposals to be delivered to the guest services building where we met or another location at the zoo?**

**ANSWER 4): Please send all RFP documents to:**

**Noelle Kelley  
400 Rivermont Drive  
Columbia, SC 29120**

**QUESTION 5): We understand that there is some language in the RFP that references General Contracting that is merely residual and the intent is clear by other context. However, could Riverbanks Zoo clarify whether the bullets under the Staffing Proposal section remain relevant? We assume the Zoo would like our approach to Engineering (and associated discipline) staffing throughout the project versus a plan for construction discipline staffing. Is this correct?**

**ANSWER 5): This is correct.**

**QUESTION 6): Under the "Selection of Contractor" section - there is mention of a Cost Proposal (with a breakdown of cost and all associated costs). Also, the stated evaluation criteria includes "Proposed Project Cost." However, the "Information to be included in the Proposal" section does not reference cost information. Typically, in a qualifications-based selection such as this, proposed design fees would be**

negotiated after selection (usually as a percentage of ultimate construction cost). Could the Zoo provide clarification whether a cost proposal is desired at this stage of the evaluation? And if so, specifically what information is desired by the Zoo? At this point, we don't think there is enough information available yet regarding the potential scope of the HVAC replacement to provide a creditably accurate Opinion of Probable Cost (OPC) to the Zoo for construction.

**ANSWER 6): Please provide an estimated cost percentage instead of a cost proposal.**

**QUESTION 7):** Ref: Evidence of Financial Responsibility - as the professional services division of our firm, our A/E division does not routinely obtain formally audited financial statements as they are not typically necessary for that element of our business. We do, however, rely on current reviewed financials by calendar year for our construction services and design-build divisions (i.e., construction-related entities), which is used in part to establish and maintain our firm's bonding capacity and is indicative of the overall financial strength. We do, though, consider any specific financial disclosures "confidential." Would the Zoo consider alternative information to meet this requirement (such as evidence of our bonding capacity) instead of financial statements/data at this time? If selected for award, GMK could provide needed financial data upon request.

**ANSWER 7): Reviewed financial marked "Confidential" would be sufficient evidence of financial responsibility.**

**QUESTION 8):** There was mention at the site visit that "As-Built" or other Building Drawings" may be available for the Tuskers Restaurant building and infrastructure. While not imperative for the qualifications submittal, would the Zoo be willing to provide those drawings? We would want such drawings should the Zoo select to conduct short-list interviews.

**ANSWER 8): Yes, see attached**

**QUESTION 9):** Will the selected engineering firm be responsible for including architectural and structural consultants on the team?

**ANSWER 9): Yes, however KCI Technologies is our preferred structural consultant.**

**QUESTION 10):** Is in-house cost estimating acceptable, or is the use of third-party estimators required?

**ANSWER 10): In-house cost estimating is acceptable**

**QUESTION 11):** Are existing drawings available for the restaurant?

**ANSWER 11): Yes, see attached**

**QUESTION 12):** Does the existing roof have a performance bond or is there a preferred roofing contractor?

**ANSWER 12): There is no preference on roofing contractor or a performance bond.**

**QUESTION 13):** Are the hood exhaust fans or hoods to be considered in the scope?

**ANSWER 13): Yes, include all intake/outtake hoods/fans.**

**INTENTIONALLY LEFT BLANK**

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Offerors must acknowledge receipt of this amendment by one of the following methods: (a) By signing and returning one copy of this amendment with your bid; (b) By acknowledging receipt of this amendment on each copy of the bid submitted; or separate letter which includes a reference to the solicitation and amendment numbers. Failure of your acknowledgment to be received at the Purchasing Office prior to the hour and date of the opening may result in rejection of your offer. If by virtue of this amendment, you desire to change an offer already submitted, such change may be made by letter, provided such letter makes reference to the solicitation and this amendment and is received prior to the opening hour and date specified.

COMPANY NAME: \_\_\_\_\_

NAME & TITLE OF AUTHORIZED REPRESENTATIVE \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

*Noelle Kelley*

Noelle Kelley  
Procurement Manager

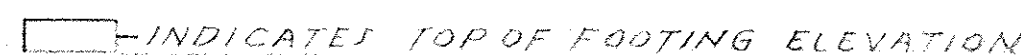
**EVALUATION/SELECTION CRITERIA:**

A selection committee will evaluate the information submitted and may select finalists for interviews.

The following criteria shall be used to evaluate each firm:

- Specialized experience of the firm and technical expertise of firm personnel in connection with scope of services; 50%
- Past record of performance on projects of similar size and scope; 30%
- Capability of firm to perform the work within time limitations, taking into consideration the current and planned workload of firm; 20%



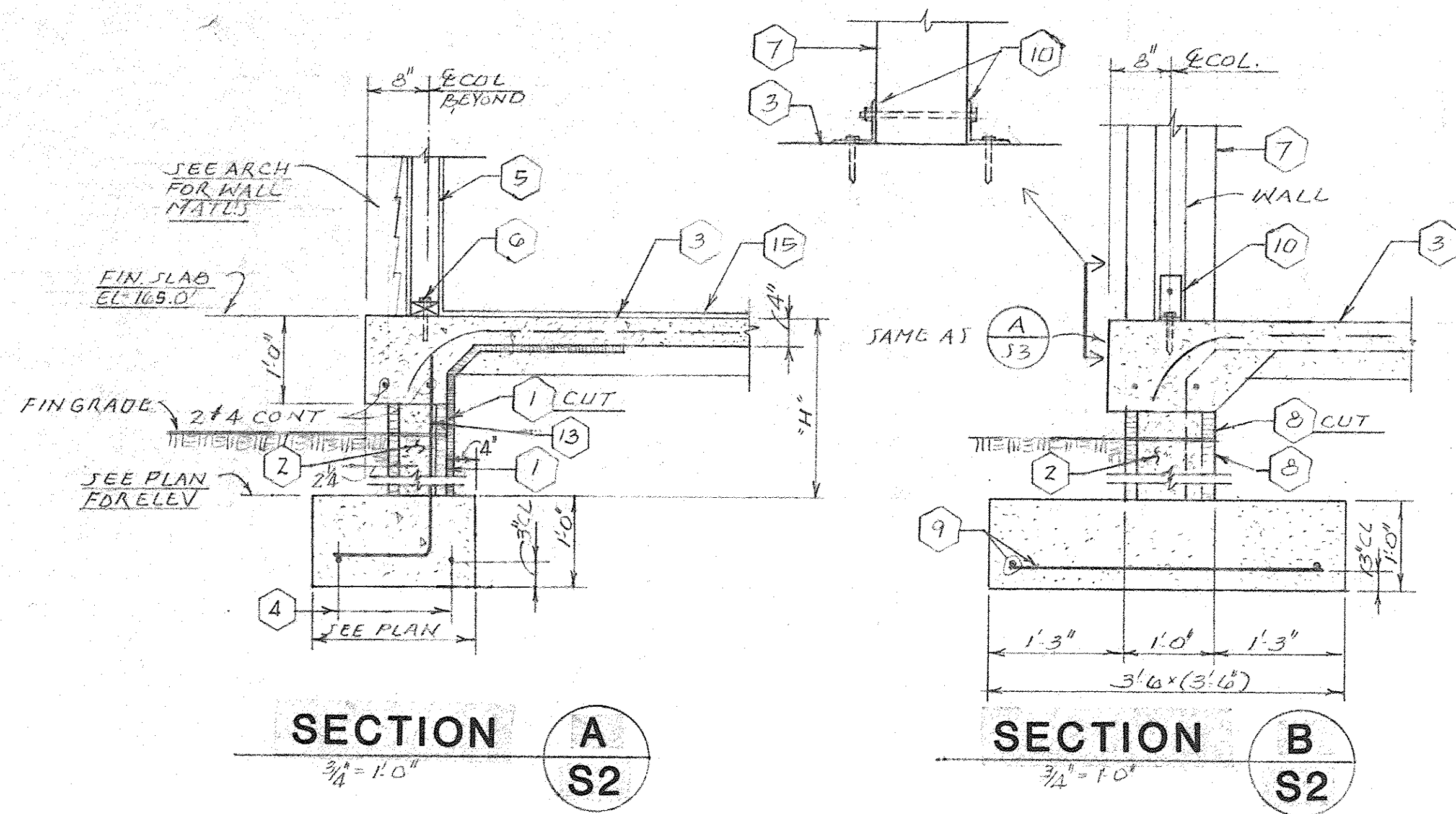

$$1/2^N = 1 - 0.5$$

ALTERNATE NO. FIVE DINING AREA FOUNDATION: WALL: Omit all wood piling, deck and 1 1/2" concrete slab as shown on Sheet S-1 under Dining (Space 115). Replace with 4" slab and twelve inch concrete block and fill. Foundation footings and wall, wall finish, dirt fill and slab are typical of balance of building. (Kitchen Pod).

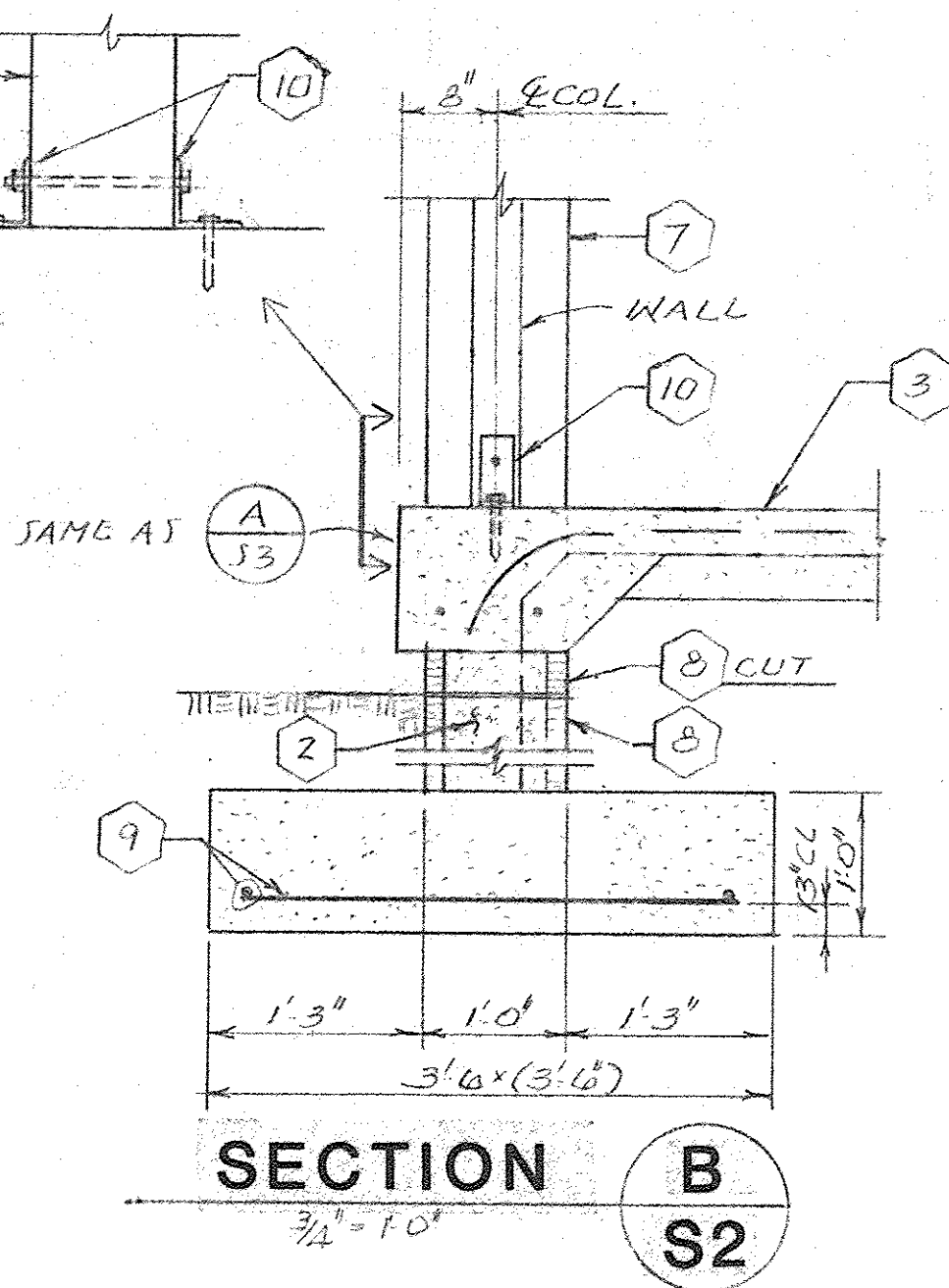
- ## SITE PREPARATION

- JOHNSON & KING ENGINEERS INC.**  
Structural Consultants  
1223 Elmwood Avenue  
Columbia, S.C. 29201

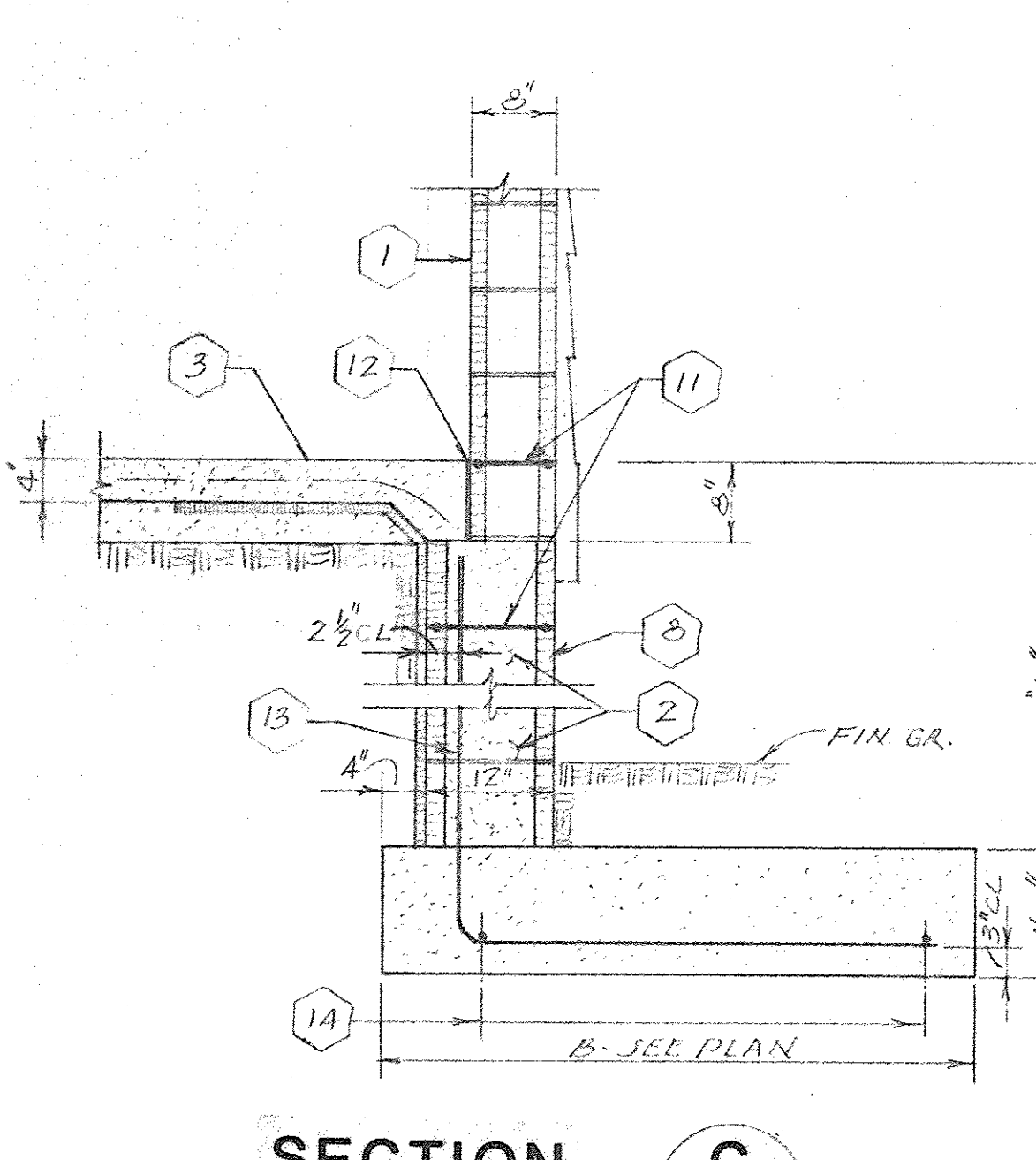




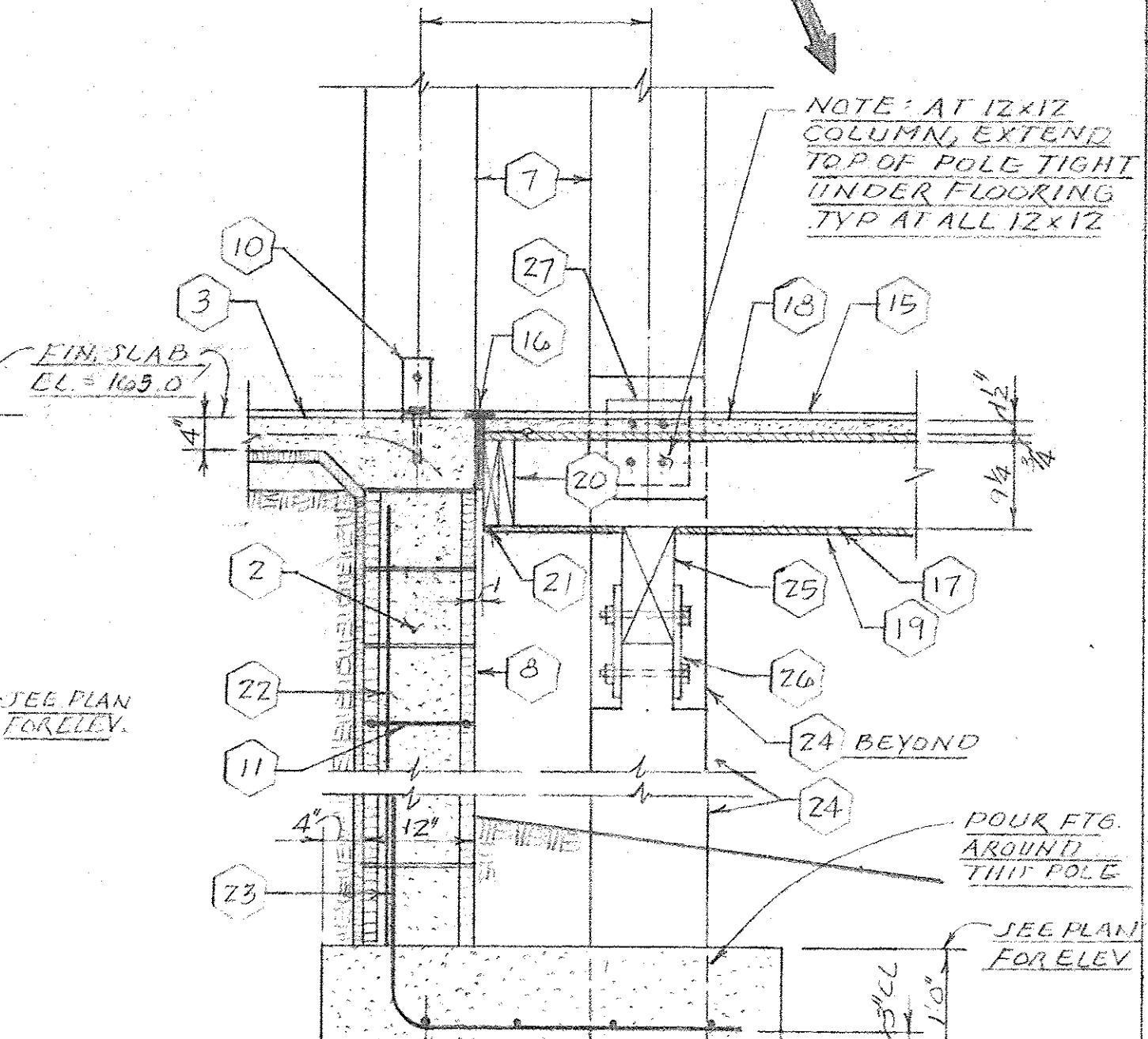
SECTION A  
S2



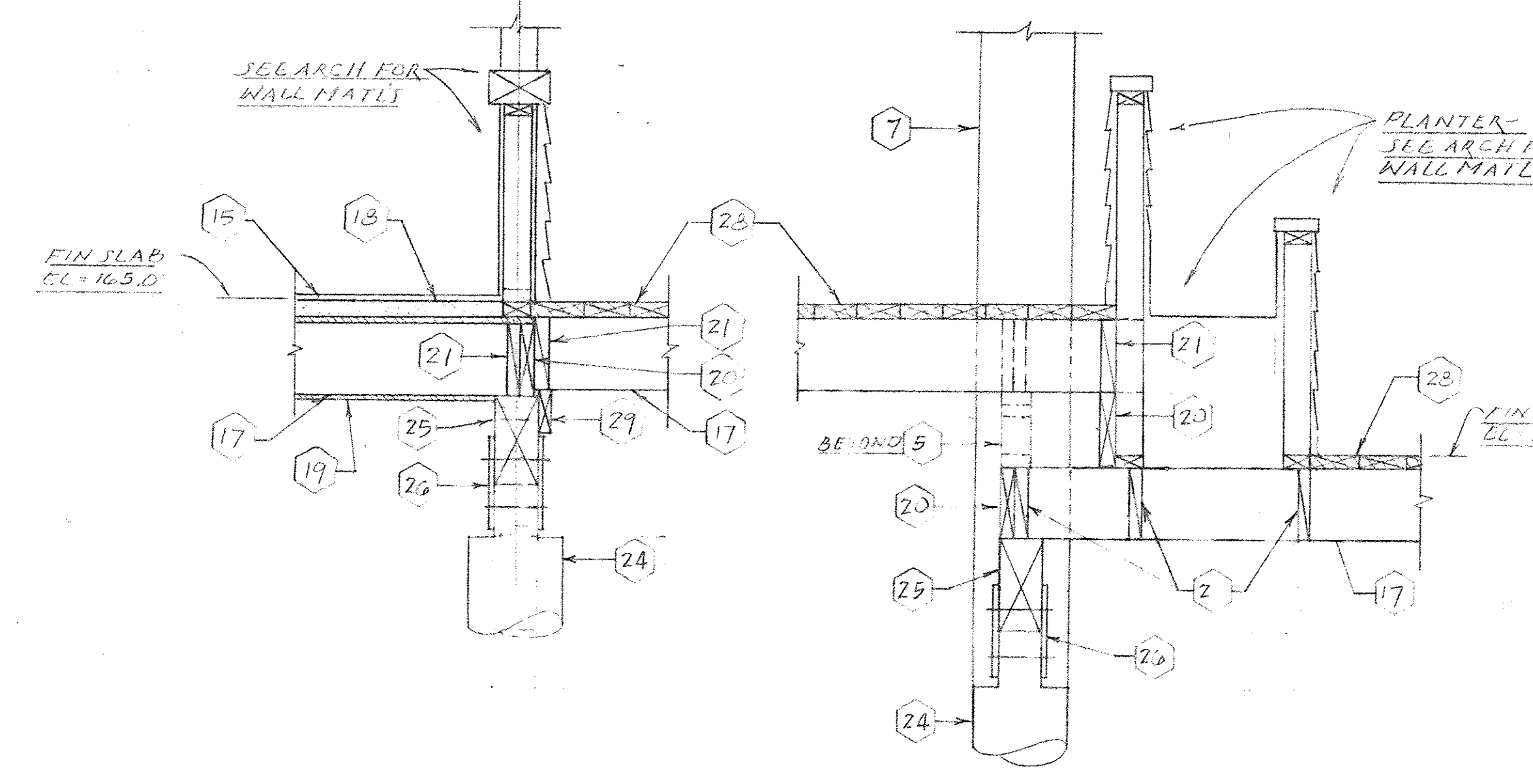
SECTION B  
S2



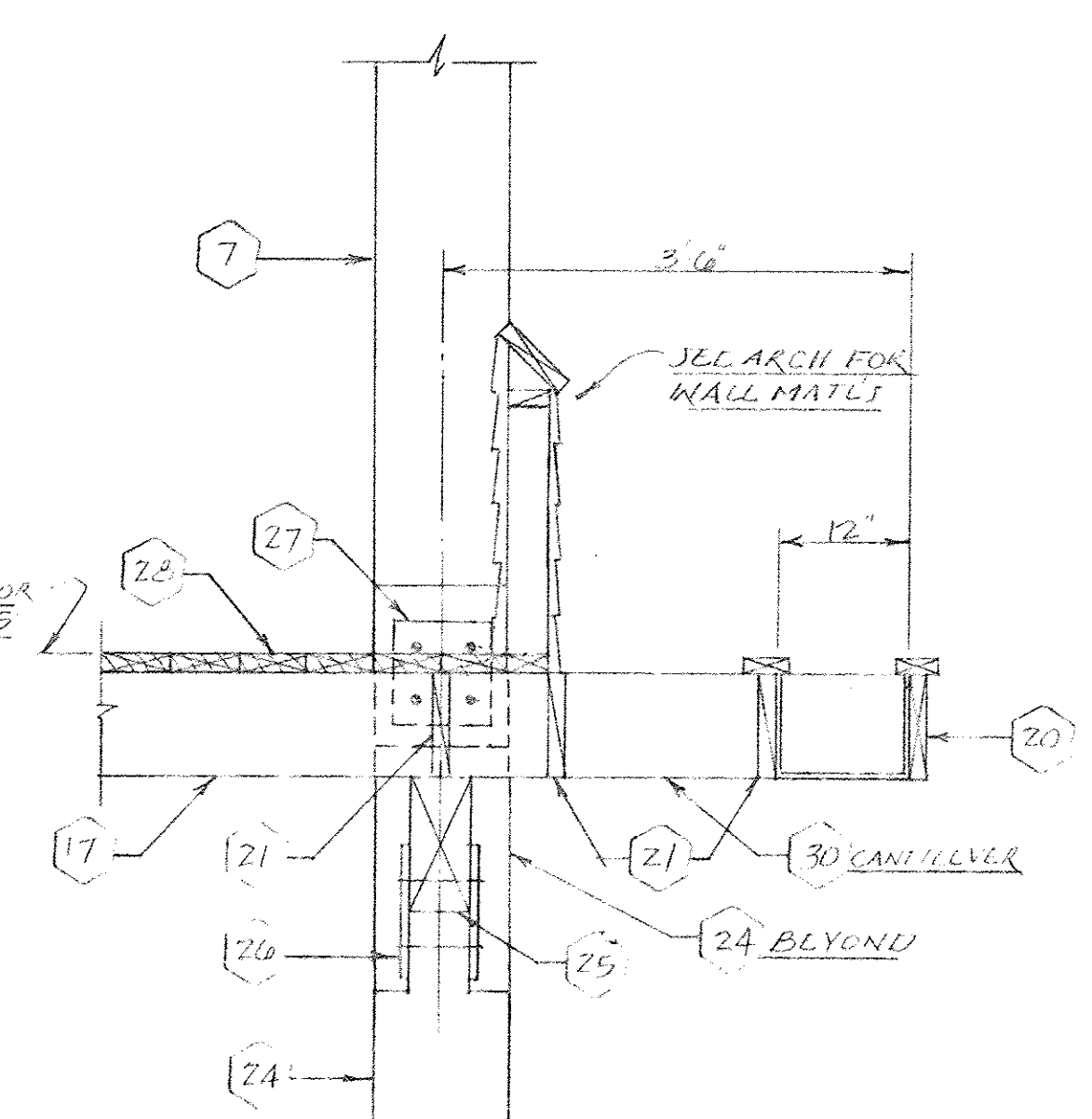
SECTION C  
S2



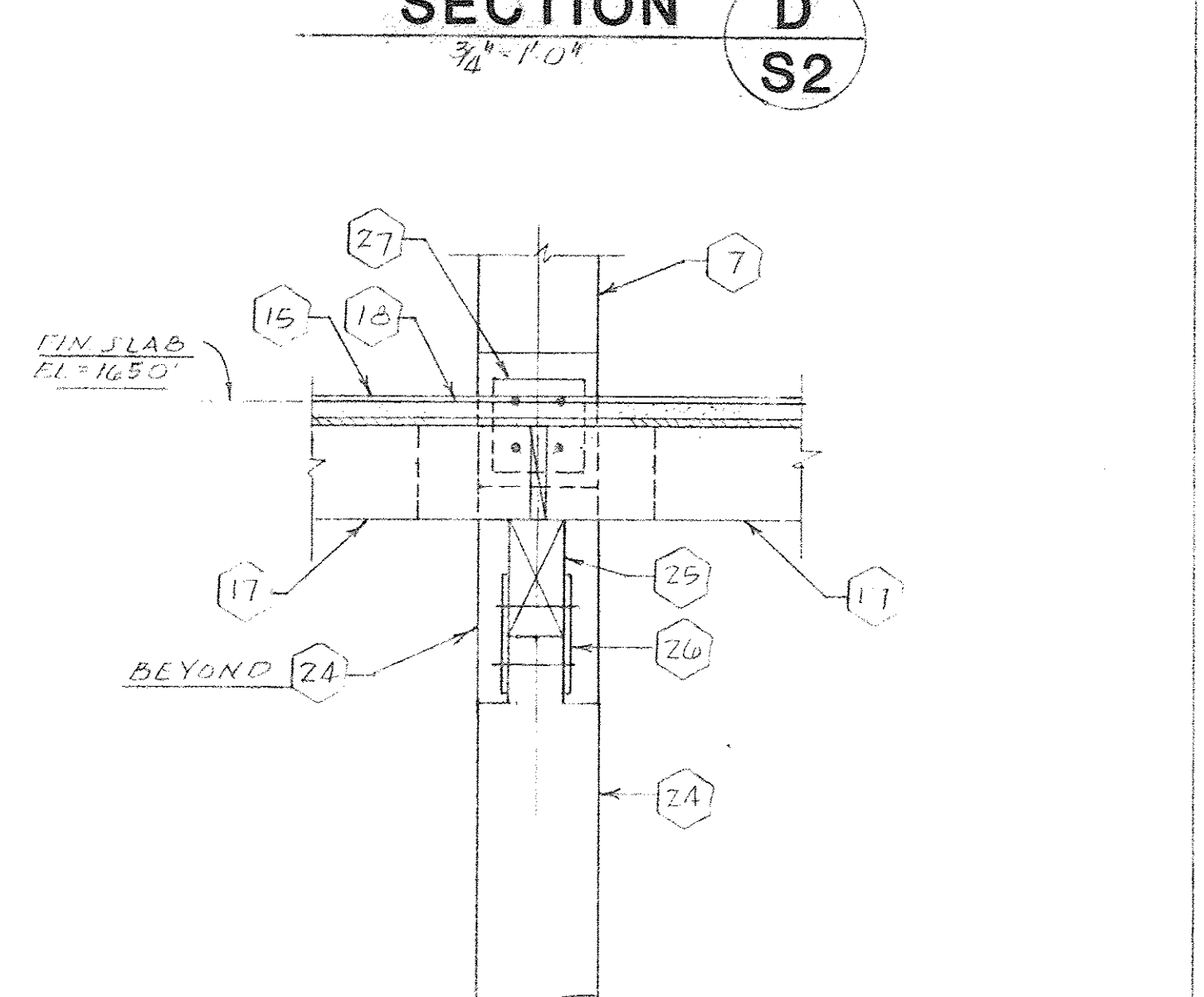
SECTION D  
S2



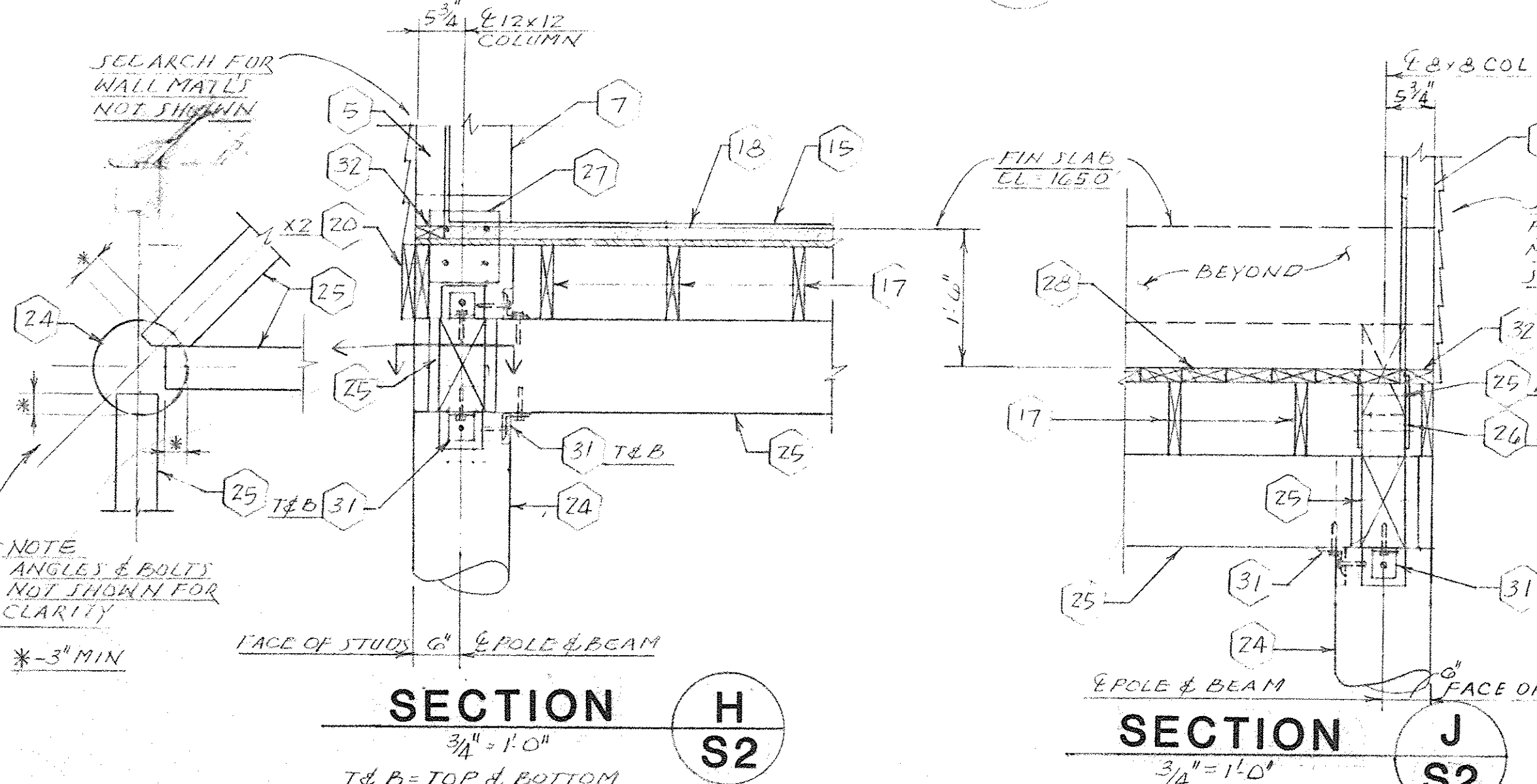
SECTION E  
S2



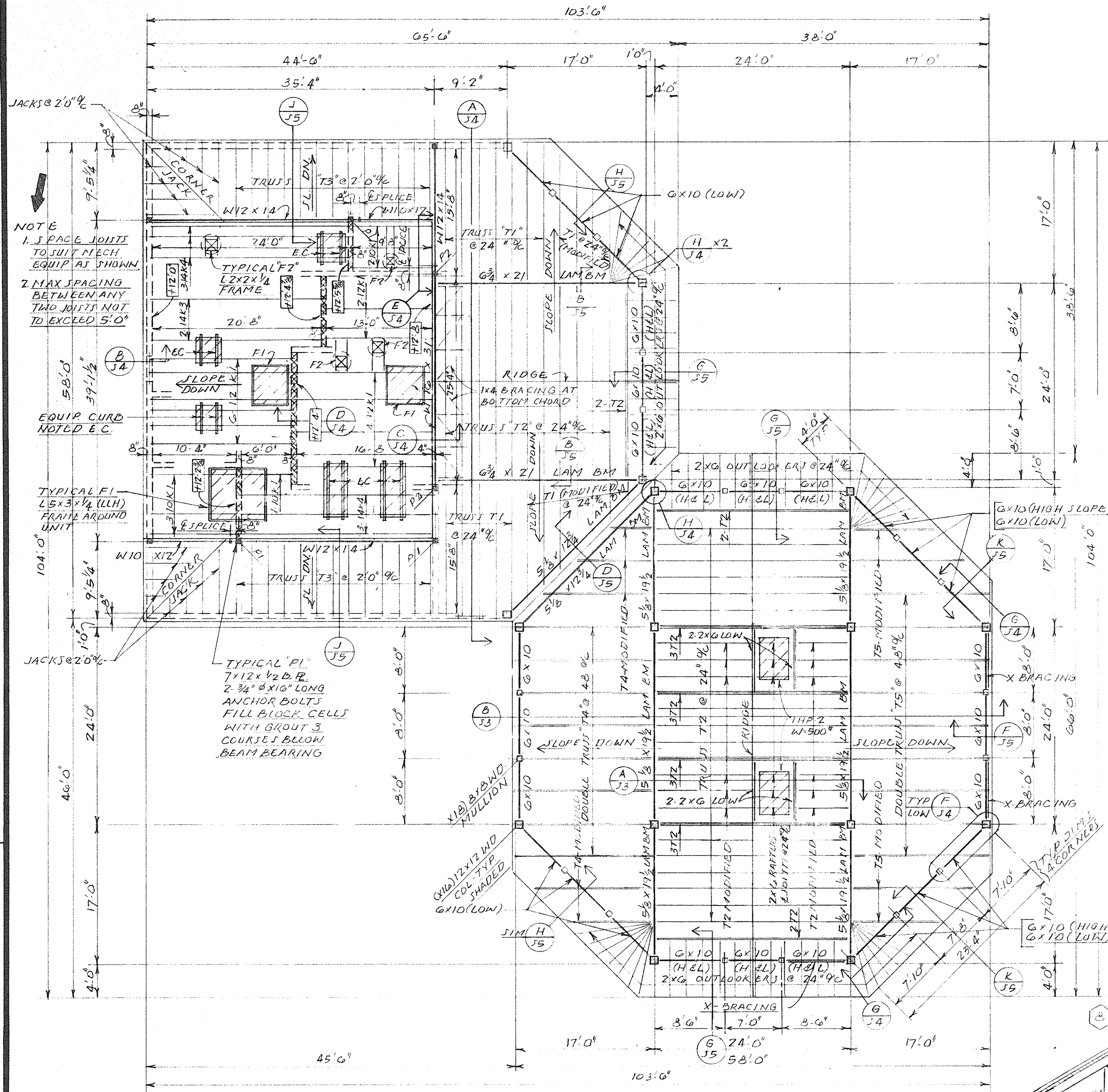
SECTION F  
S2



SECTION G  
S2

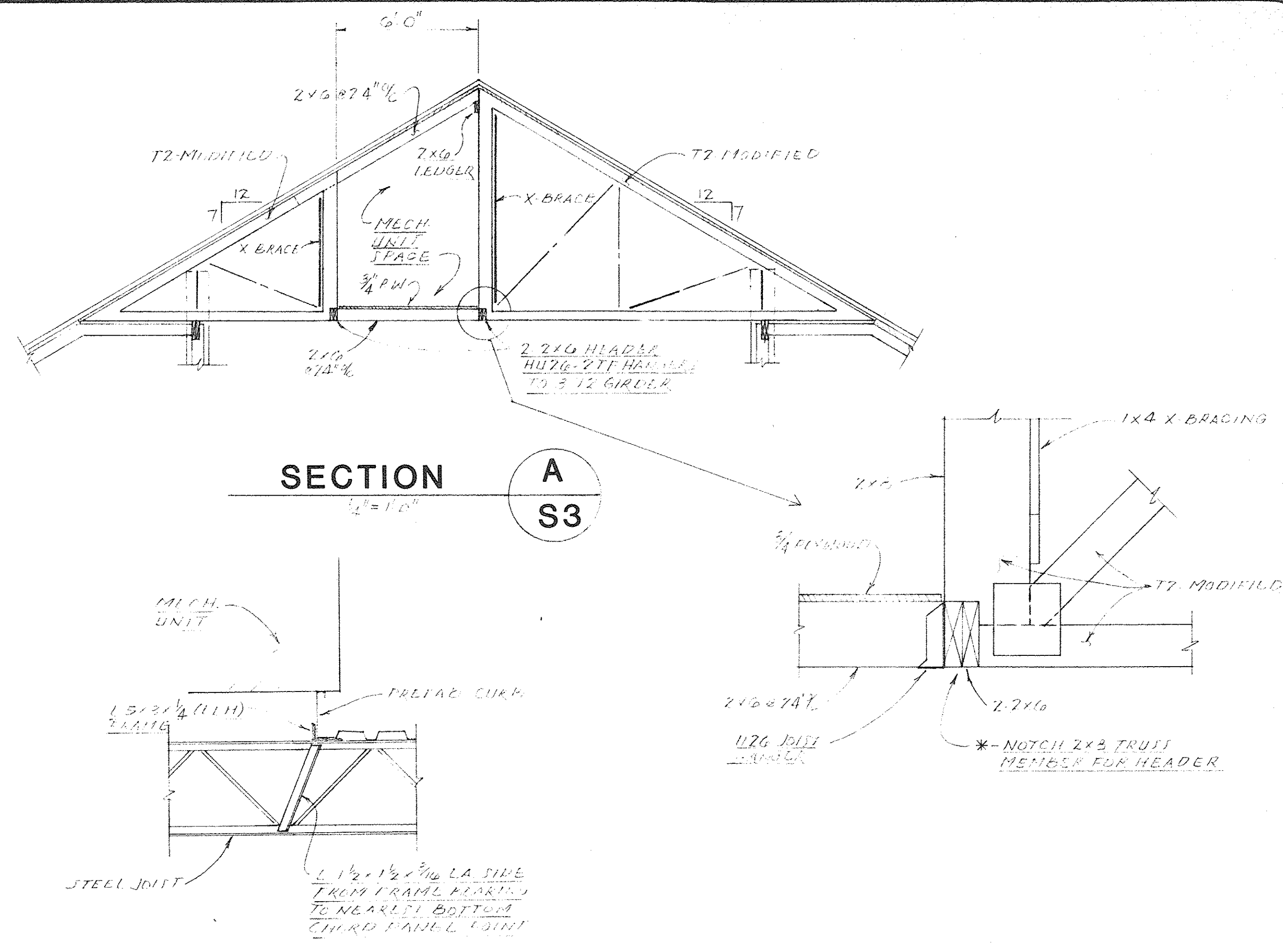






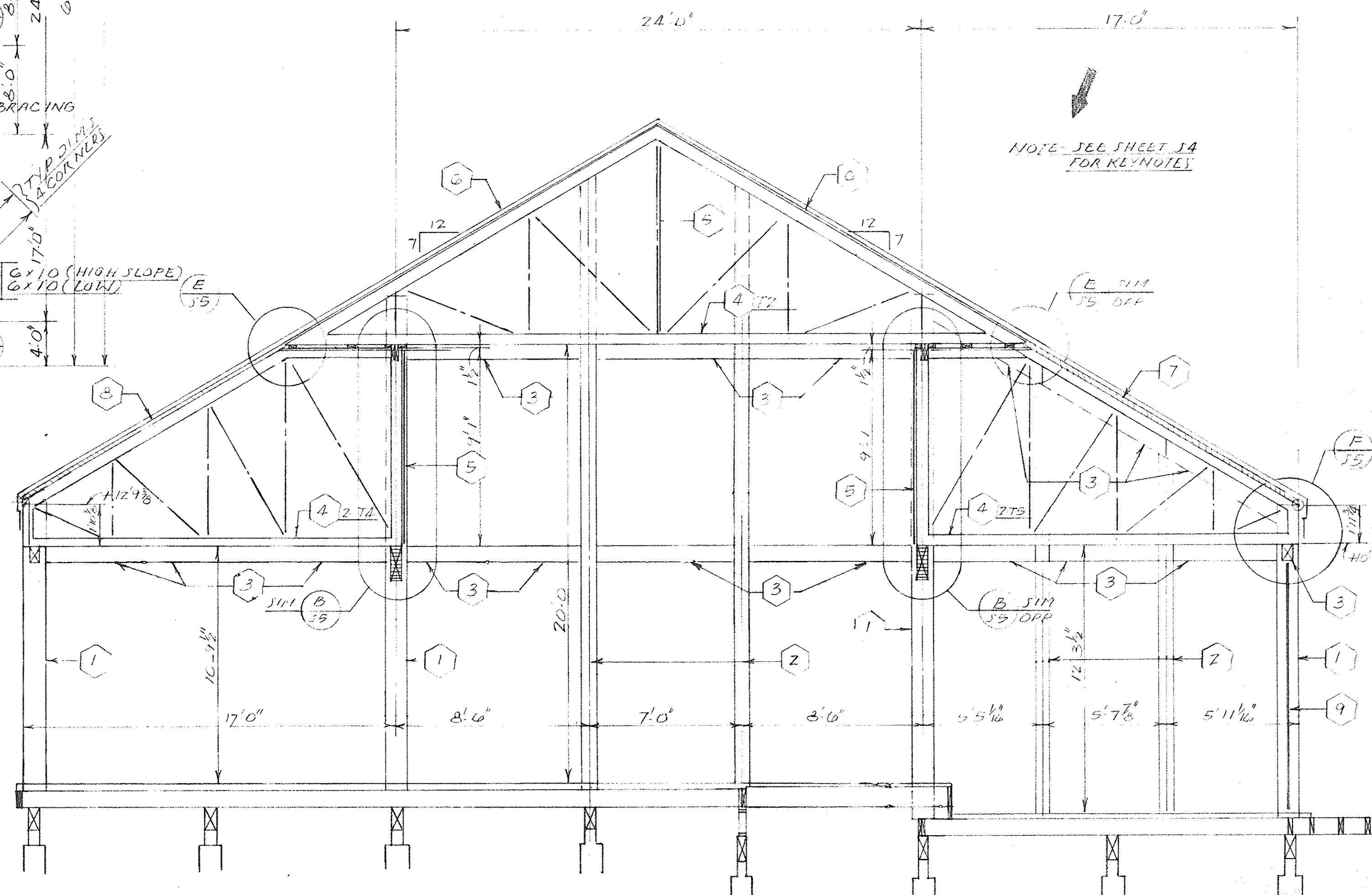
ROOF FRAMING PLAN

1/8" = 1'-0"



MECH. UNIT SUPPORT DETAIL

UNITS WITH 15x3" FRAME



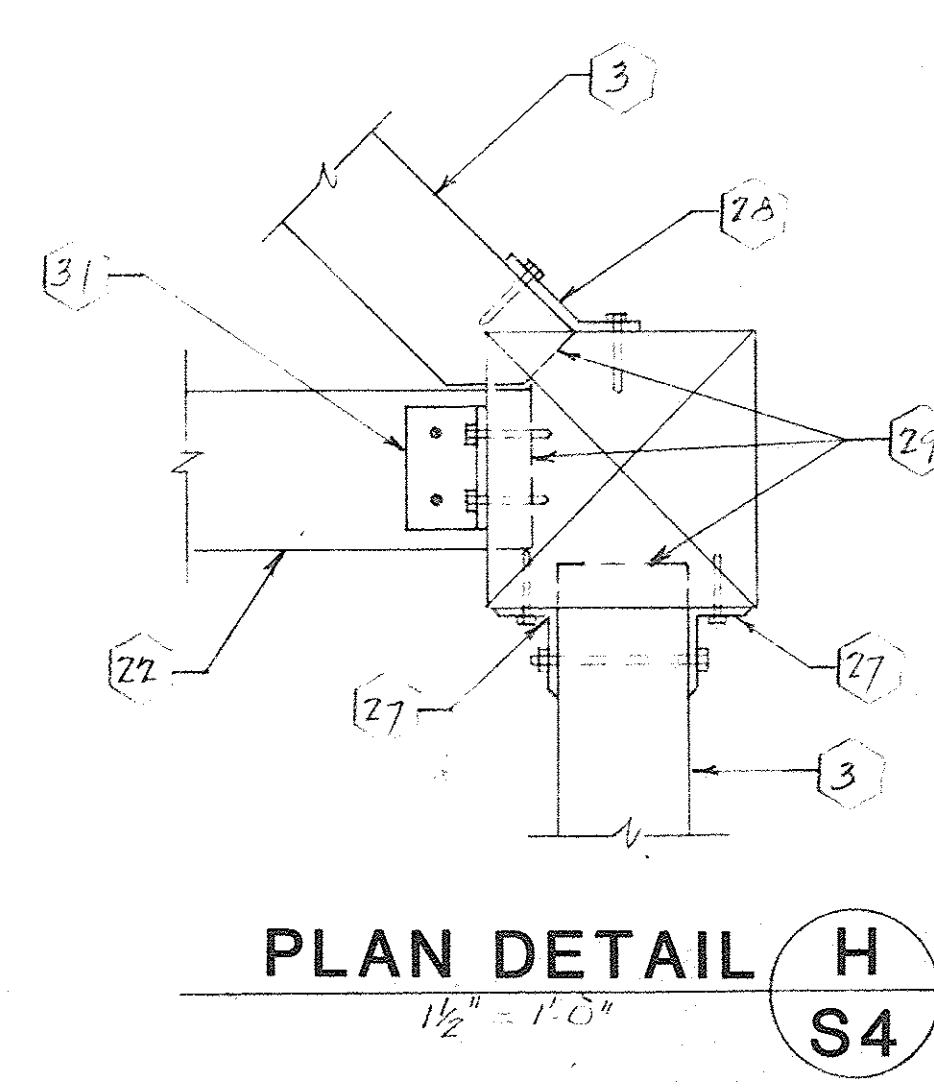
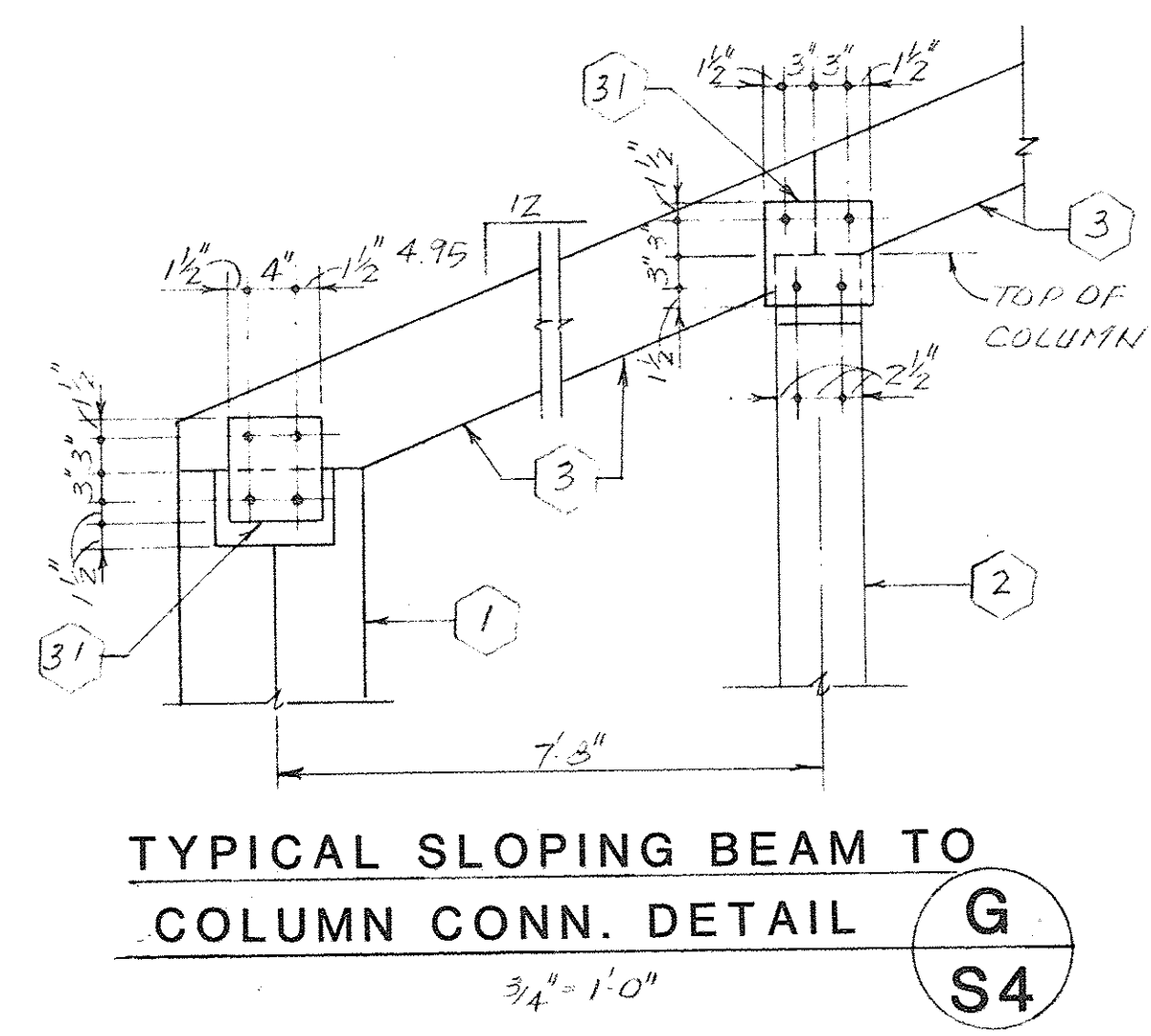
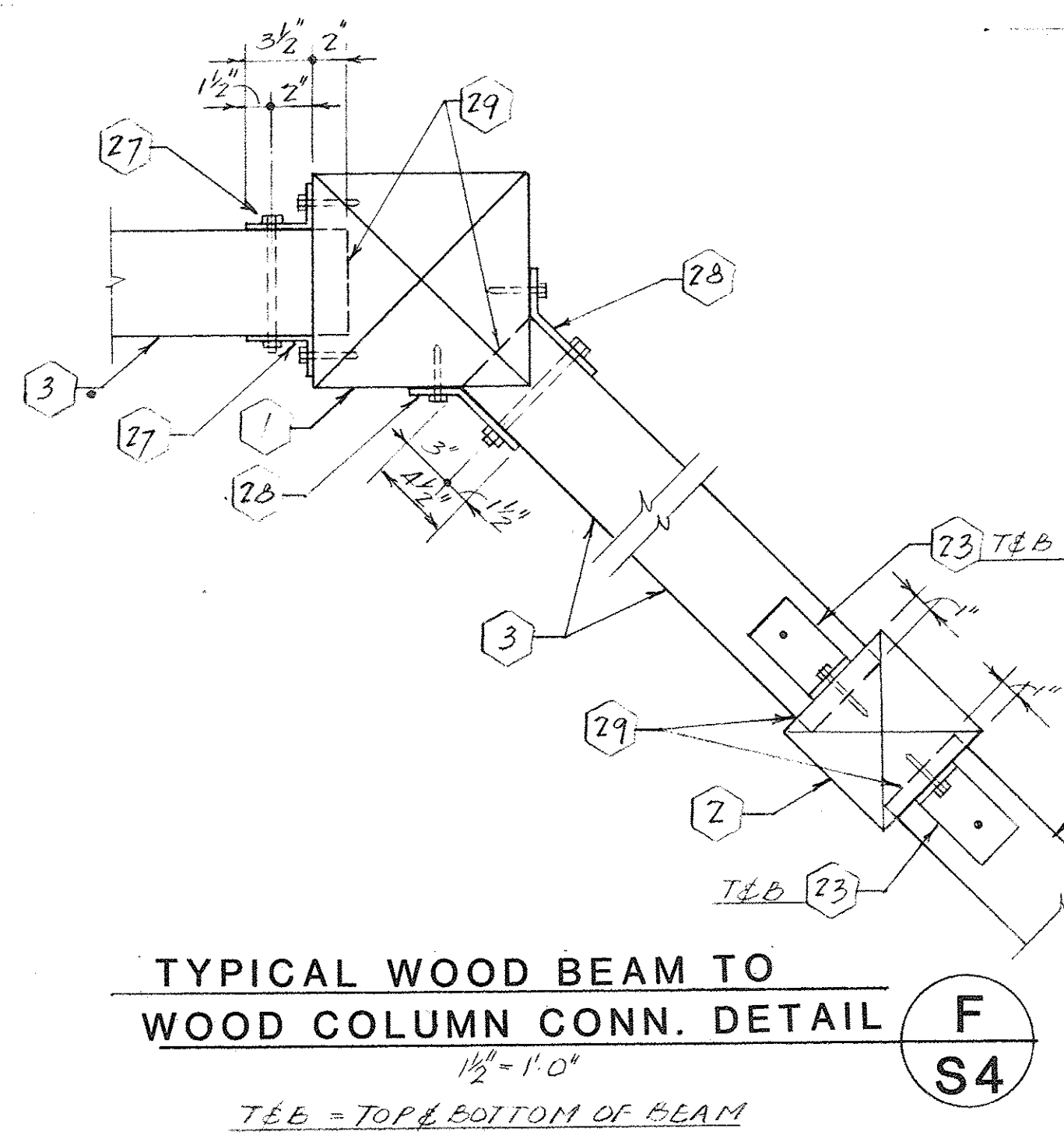
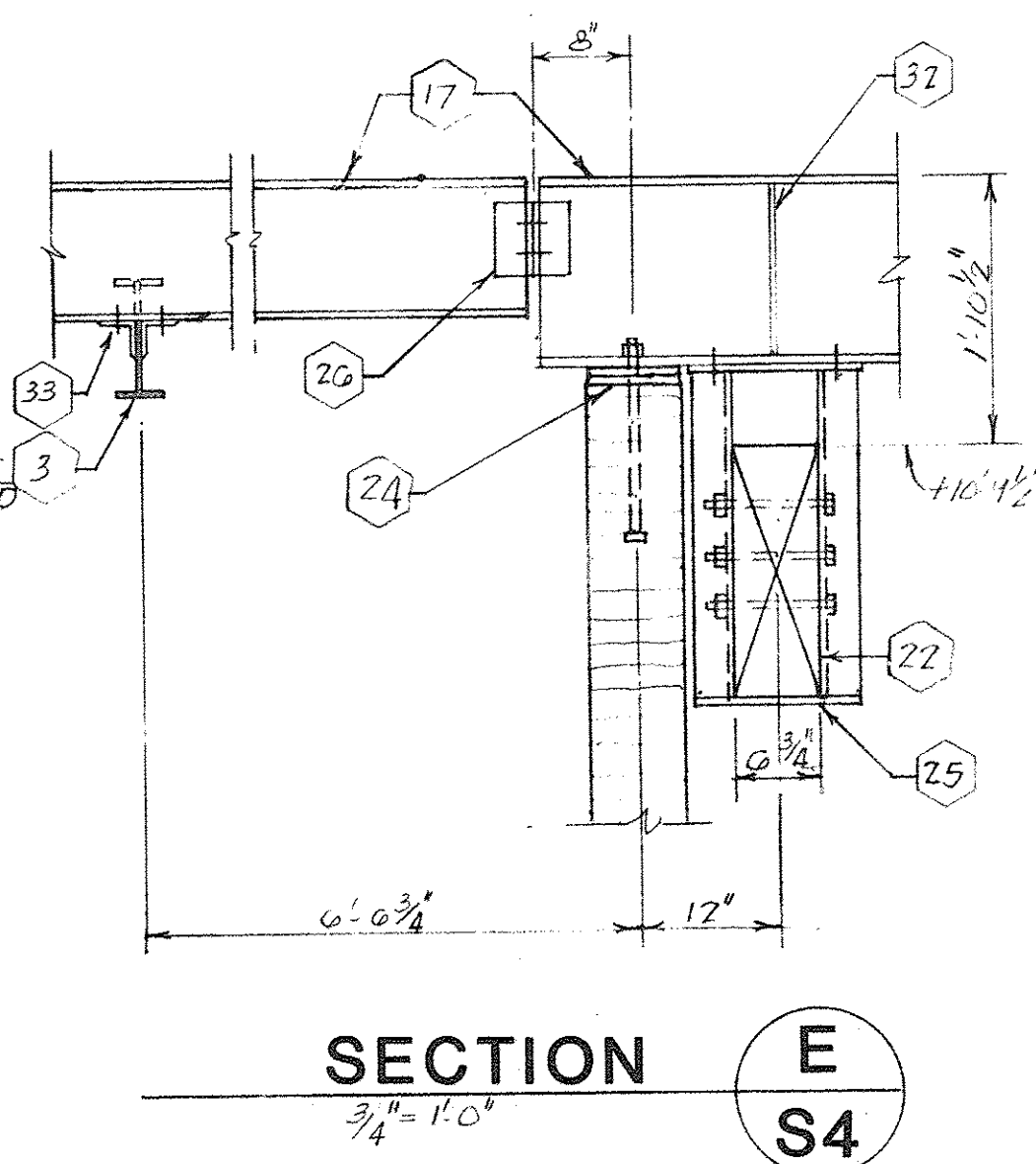
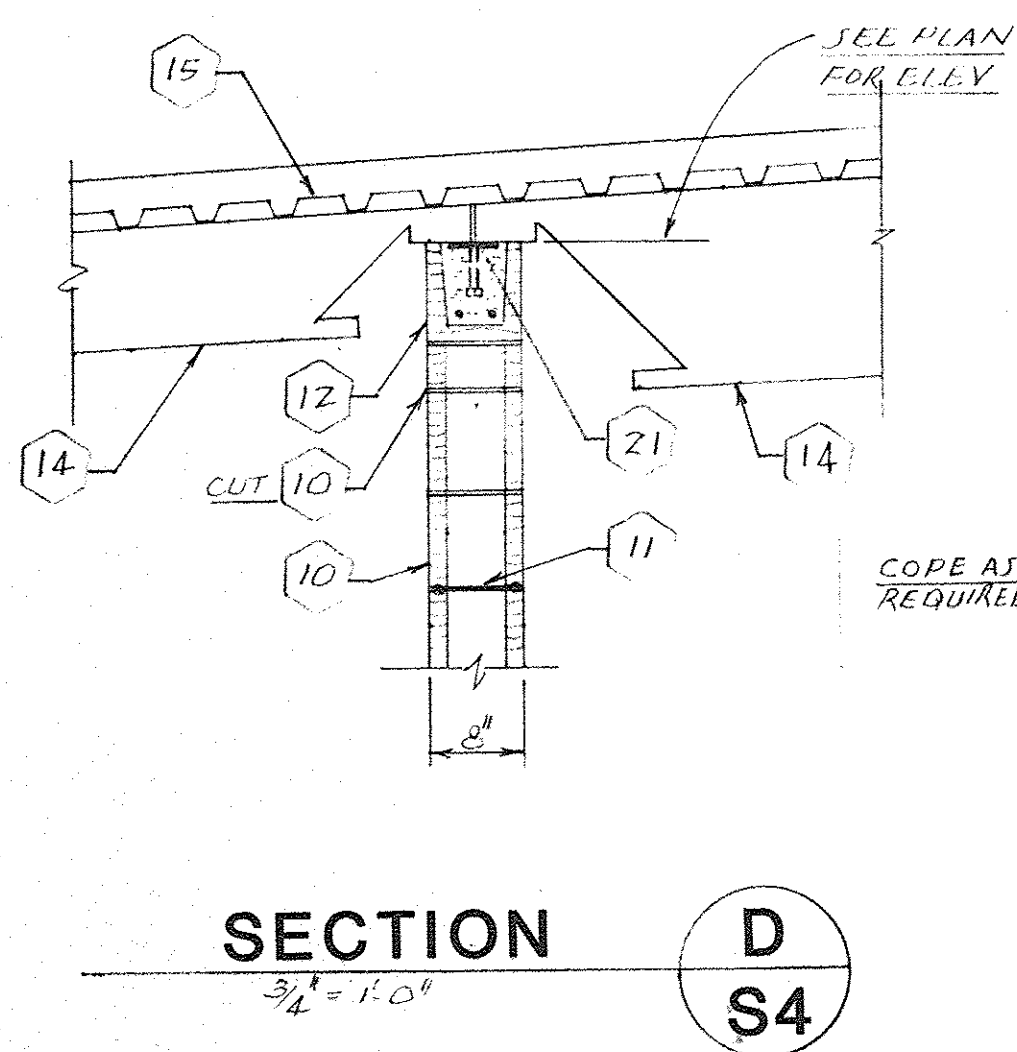
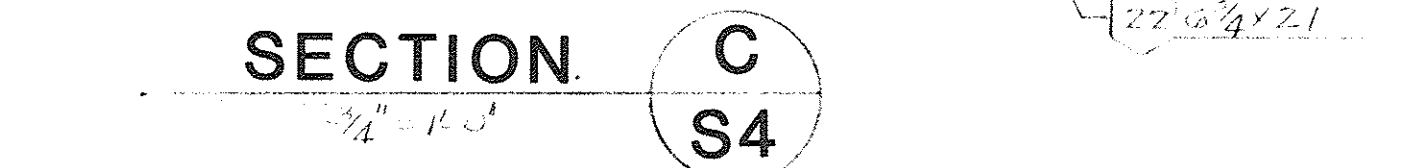
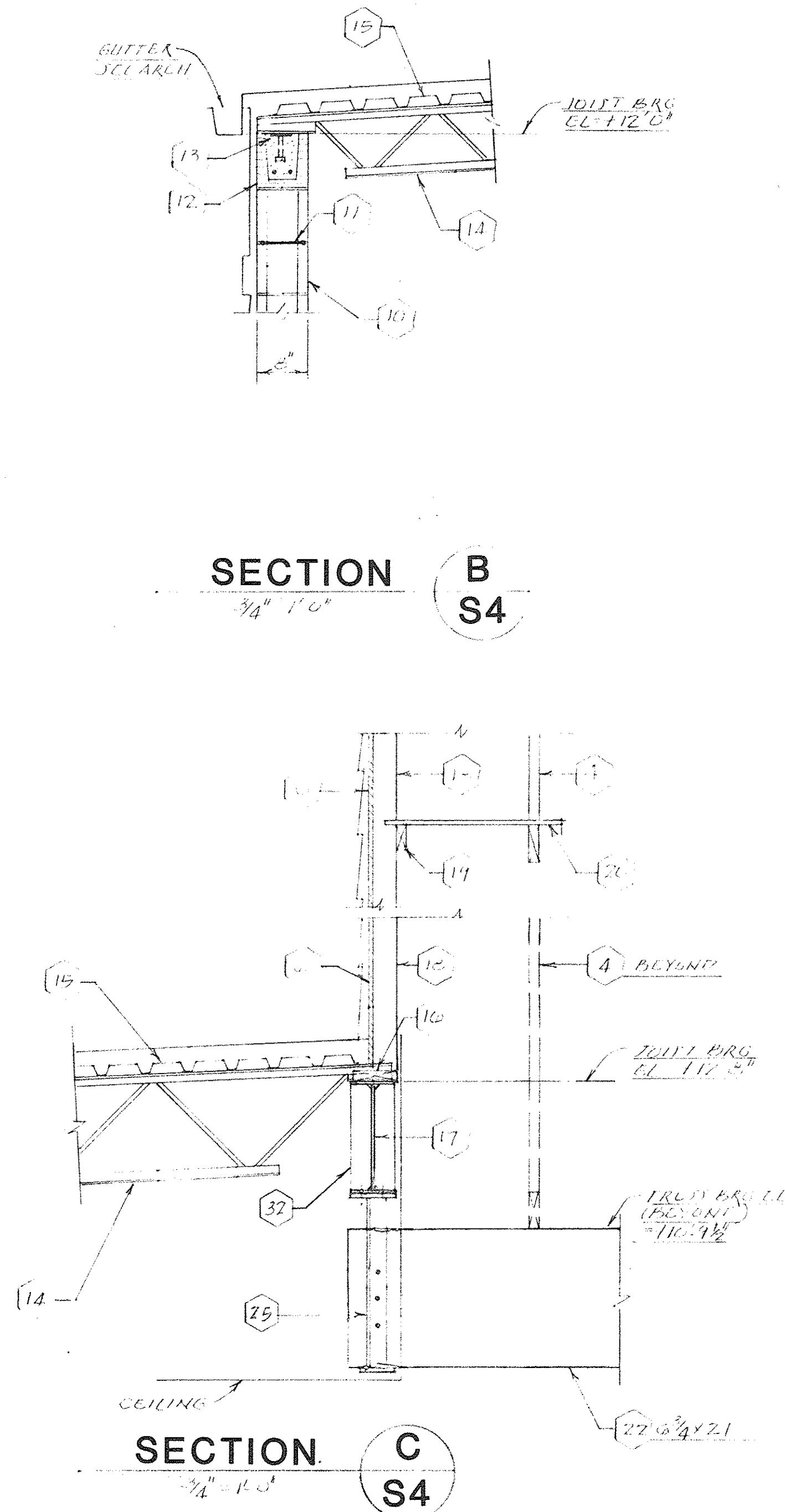
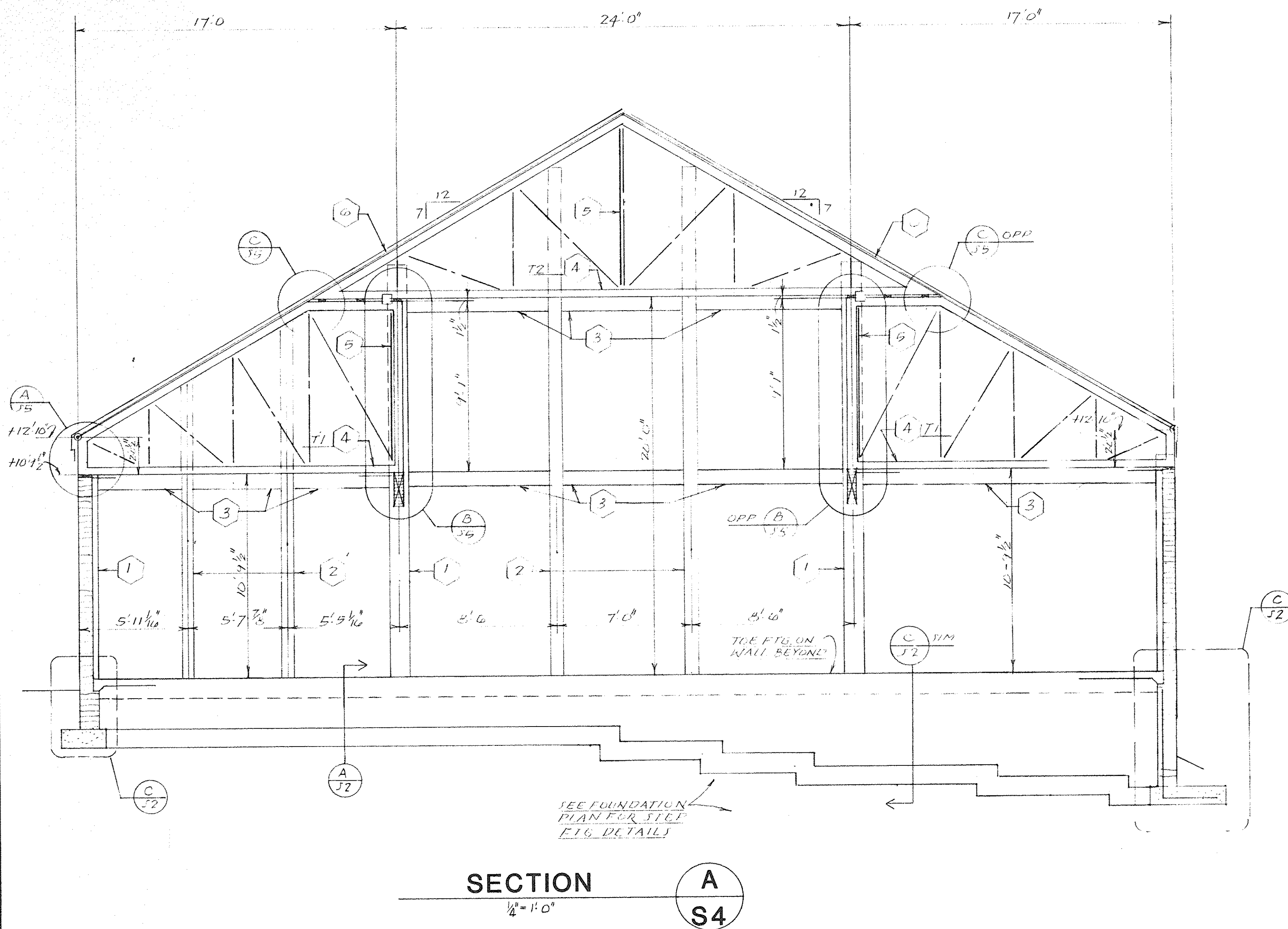
SECTION B

1/2" = 1'-0"

S3

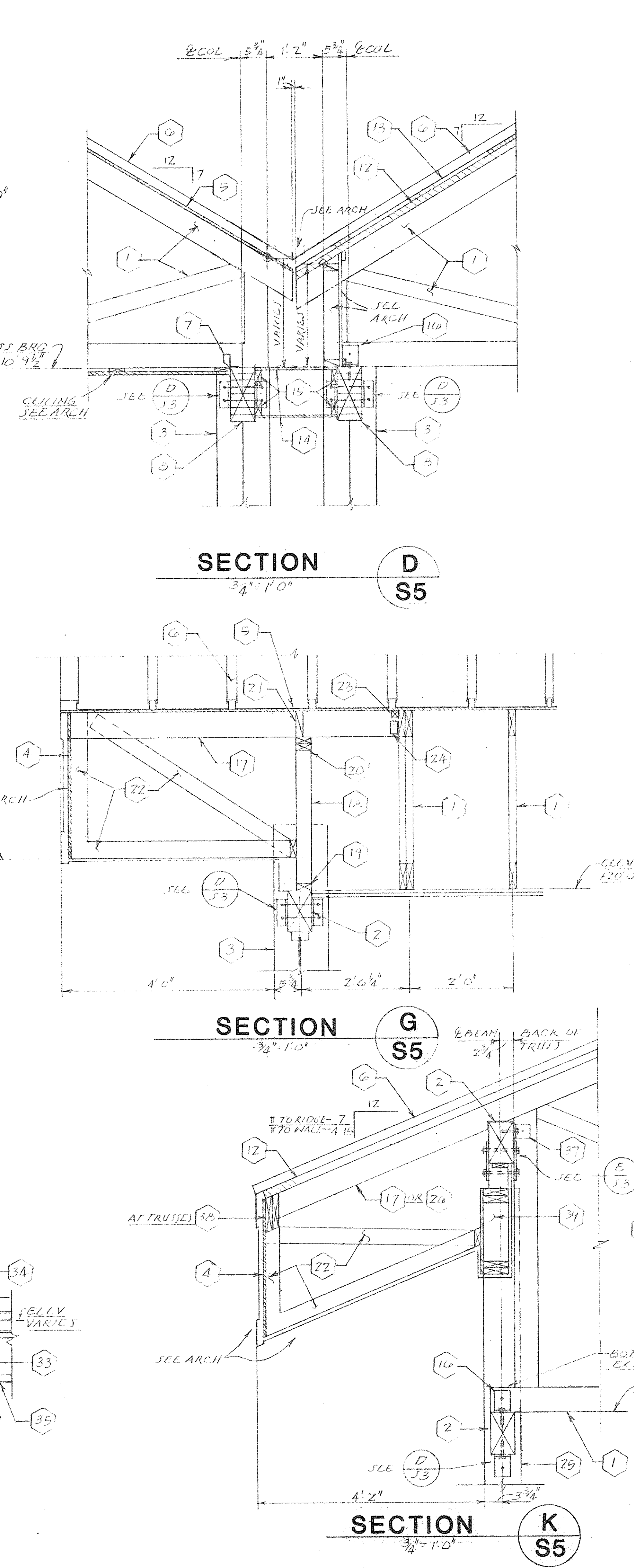
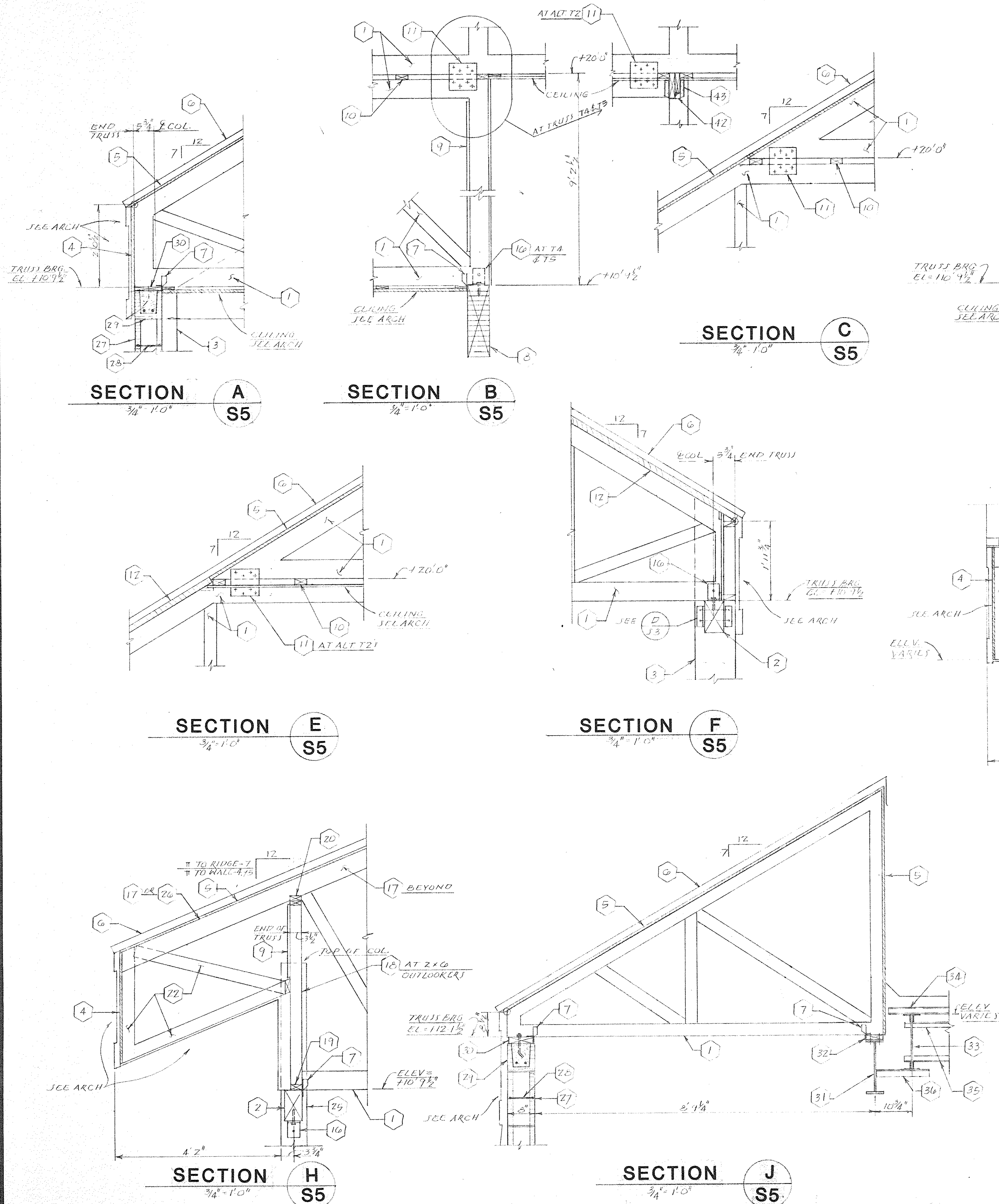
JOHNSON & KING ENGINEERS INC.  
Structural Consultants  
1223 Elmwood Avenue  
Columbia, S.C. 29201





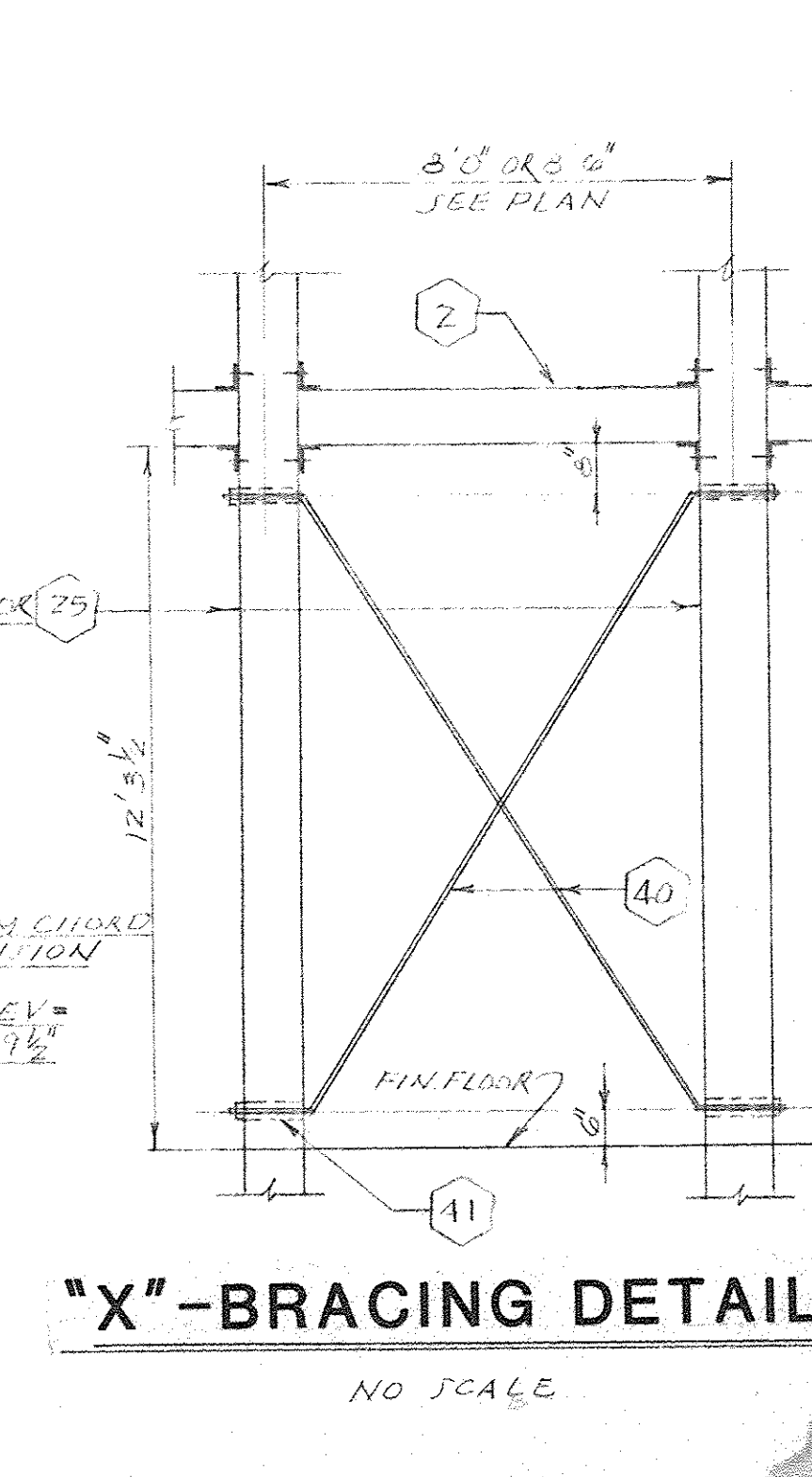
- KEY NOTES
- 12 X 12 WOOD COLUMN.
  - 8 X 8 WOOD COLUMN.
  - 6 X 10 WOOD BEAM.
  - PREFABRICATED WOOD TRUSS.
  - 1 X 4 CONT. X-BRACING.
  - 5/8" PLYWOOD SHEATHING.
  - 2 X 6 TONGUE & GROOVE TIMBER DECKING.
  - 1" RIGID INSULATION OVER 2 X 6 I&G TIMBER DECKING.
  - 3/4" DIA. STAINLESS STEEL X-BRACING.
  - 8" GUM.
  - HORIZONTAL WALL REINFORCING AT 16" O.C.
  - 8" U BLOCK BEAM WITH 2- #4 CONT.
  - 3 X 1/4 PLATE CONT. WITH 1/2" DIA. X 4" LONG STUDS AT 18" O.C.
  - STEEL JOIST - SEE PLAN FOR SIZE.
  - 1 1/2", TYPE F, 22 GAGE, GALVANIZED STEEL ROOF DECK.
  - 2 X 8 PLATE CONT. 3/8" DIA. BOLTS TO BEAM AT 10" O.C. STAGGERED EACH SIDE BEAM WEB.
  - STEEL BEAM - SEE PLAN FOR SIZE.
  - 2 X 4 STUDS AT 16" O.C.
  - 2 X 4 CONT. 2- 12 PENNY NAILS TO EACH STUD.
  - 1 X 4 CONT. BRACING. SEE PLAN FOR PATTERN.
  - 4 X 1/4 PLATE CONT. WITH 1/2" DIA. X 4" LONG STUDS AT 18" O.C.
  - LAMINATED WOOD BEAM.
  - ANGLE 5 X 5 X 5/16 X 3" LONG.
  - 1- 1/2" DIA. X 3" LONG LAG BOLT TO COLUMN AND BEAM.
  - "P2" BEARING PLATE, 7 1/2 X 14 X 3/4 PLATE OVER 1" GROUT WITH 2- 3/4" DIA. X 16" LONG ANCHOR BOLTS.
  - BEAM HANGER - L - 3 X 3 X 1/4 EACH SIDE OF BEAM. 5 1/2" X 14" X 1/2" PLATE TOP AND BOTTOM. 4- 3/4" DIA. BOLTS TO STEEL BEAM. 3- 1/2" DIA. BOLTS THRU WOOD BEAM.
  - STANDARD SHEAR CONNECTION WITH 4- 3/4" DIA. BOLTS.
  - ANGLE 3 1/2 X 2 1/2 X 1/4 X 5" LONG. 2- 1/2" DIA. BOLTS THRU BEAM. 2- 1/2" DIA. X 3" LONG LAG BOLTS TO COLUMN.
  - 7 X 1/4 BENT PLATE (4 1/2" X 2 1/2") X 6" LONG. 2- 1/2" DIA. BOLTS THRU BEAM. 2- 1/2" DIA. X 3" LONG LAG BOLTS TO COLUMN.
  - DAP COLUMN TO RECEIVE BEAM.
  - ANGLE 3 1/2 X 3 1/2 X 1/4 X 5" LONG. 2- 1/2" DIA. X 3" LONG LAG BOLTS TO BEAM AND COLUMN.
  - 1/4" PLATE EACH SIDE OF COLUMN.
  - L - 3 X 3 X 1/4 X 1'-6" LONG SEAT. 2- 3/4" DIA. BOLTS EACH SIDE.





- KEY NOTES
1. PREFABRICATED WOOD TRUSS.
  2. 6 X 10 WOOD BEAM.
  3. 12 X 12 WOOD COLUMN.
  4. 3/4" PLYWOOD SHEATHING.
  5. 5/8" PLYWOOD SHEATHING.
  6. STANDING SEAM METAL ROOF.
  7. A35 FRAMING ANCHOR EACH TRUSS.
  8. LAMINATED WOOD BEAM.
  9. 1 X 4 CONT. X-BRACING.
  10. 2 X 4 CONT. AT 24" O.C. MAX. 2- 10 PENNY NAILS TO EACH TRUSS.
  11. 8 X 8 X 1/2 PLYWOOD GUSSET PLATE. 4- 10 PENNY NAILS TO EACH TRUSS. CLINCH ENDS.
  12. 2 X 6 TONGUE & GROOVE WOOD DECKING.
  13. 1" RIGID INSULATION.
  14. 3/4" PLYWOOD.
  15. 2 X 4 CONT.
  16. ANGLE 5 X 3 1/2 X 1/4 (LLV) X 3" LONG EACH SIDE OF TRUSS. 1- 1/2" DIA. BOLT THRU TRUSS. 1- 1/2" DIA. X 3" LONG LAG BOLT TO BEAM.
  17. 2 X 6 OUTLOOKERS AT 24" O.C. (SLOPE DIMENSION).
  18. 2 X 4 STUDS AT 16" O.C.
  19. 2 X 4 PLATE CONT.
  20. 2- 2 X 4 PLATE CONT.
  21. 2 X 6 SOLID BLOCKING.
  22. 2 X 4 FRAMING AT 24" O.C.
  23. 2 X 2 LEDGER CONT.
  24. A34 FRAMING ANCHOR.
  25. 8 X 8 WOOD COLUMN.
  26. TRUSS TOP CHORD EXTENSION.
  27. 8" CMU.
  28. HORIZONTAL WALL REINFORCING AT 16" O.C.
  29. 8" CMU "U" BLOCK BOND BEAM WITH 2- #4 CONT.
  30. 2 X 8 PLATE CONT. 1/2" DIA. ANCHOR BOLTS AT 24" O.C.
  31. STEEL BEAM - SEE PLAN FOR SIZE.
  32. 2 X 6 PLATE CONT. 1/4" DIA. BOLTS TO BEAM AT 12" O.C. STAGGERED EACH SIDE OF BEAM.
  33. STEEL JOIST - SEE PLAN.
  34. 1 1/2" TYPE "F", 22 GAGE, GALVANIZED STEEL ROOF DECK.
  35. ANGLE 1 X 1 X 1/8 HORIZONTAL BRIDGING.
  36. ANGLE 2 X 2 X 1/4 AT 4'-0" O.C. WELD TO BEAM WEB AND BOTTOM CHORD OF JOIST.
  37. ANGLE 3 1/2 X 3 1/2 X 1/4 X 3" LONG EACH SIDE OF TRUSS. 1- 1/2" DIA. BOLT THRU TRUSS. 1- 1/2" DIA. X 3" LONG LAG BOLT TO BEAM.
  38. 2- 2 X 8 HEADER.
  39. BOX BEAM. 2- 2 X 6 CONT. TOP & BOTTOM. 2 X 6 STUDS AT 24" O.C. 1/2" PLYWOOD FACIA SIDE. WOOD SIDING OTHER SIDE. NAIL TOGETHER WITH 10 PENNY NAILS SPACED AT 4" O.C. MAX.
  40. 3/4" DIA. STAINLESS STEEL X-BRACING WITH NUTS & GRATE.
  41. 3/4" DIA. (.824" I.D.) PIPE SLEEVE. DRIVE FIT INTO COLUMN.
  42. 2 X 8.
  43. U26-2 HANGER EACH SIDE OF TRUSS.

JOHNSON & KING ENGINEERS INC.  
Structural Consultants  
1223 Elmwood Avenue  
Columbia, S.C. 29201



Design Collaborative

ARCHITECTS PLANNERS/COLUMBIA SOUTH CAROLINA

Revision

Description

riverbanks  
zoological park  
restaurant  
columbia  
south carolina

Commission C86-1269 Date March 5, 1986

Professional Seal: SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 1724 No. 4243 JOHNSON & KING

S-5

of 5 SHEETS



Jumper

Carter

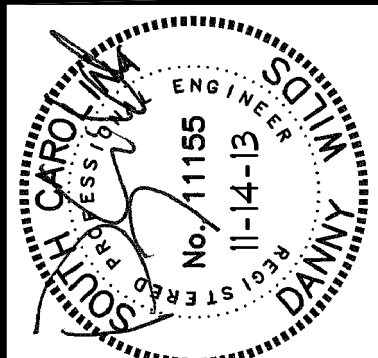
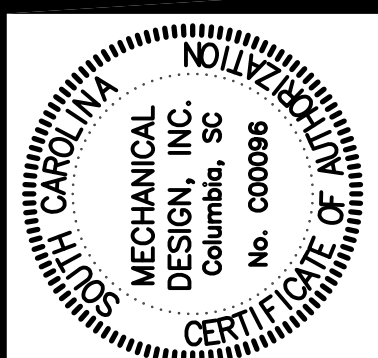
Sease

in association



Cornette/Violetta  
Architects LLC

412 Meeting Street  
West Columbia, SC 29169  
(803)791-1020  
fax: (803)791-1022



KENYA CAFE RENOVATIONS  
RIVERBANKS ZOO AND GARDEN  
COLUMBIA, SOUTH CAROLINA

REVISIONS:

REVISION #1 - 11.26.13

DRAWN BY: JMB

CHECKED BY: JMB

COMM NO: 13003B

DATE: NOV. 14, 2013

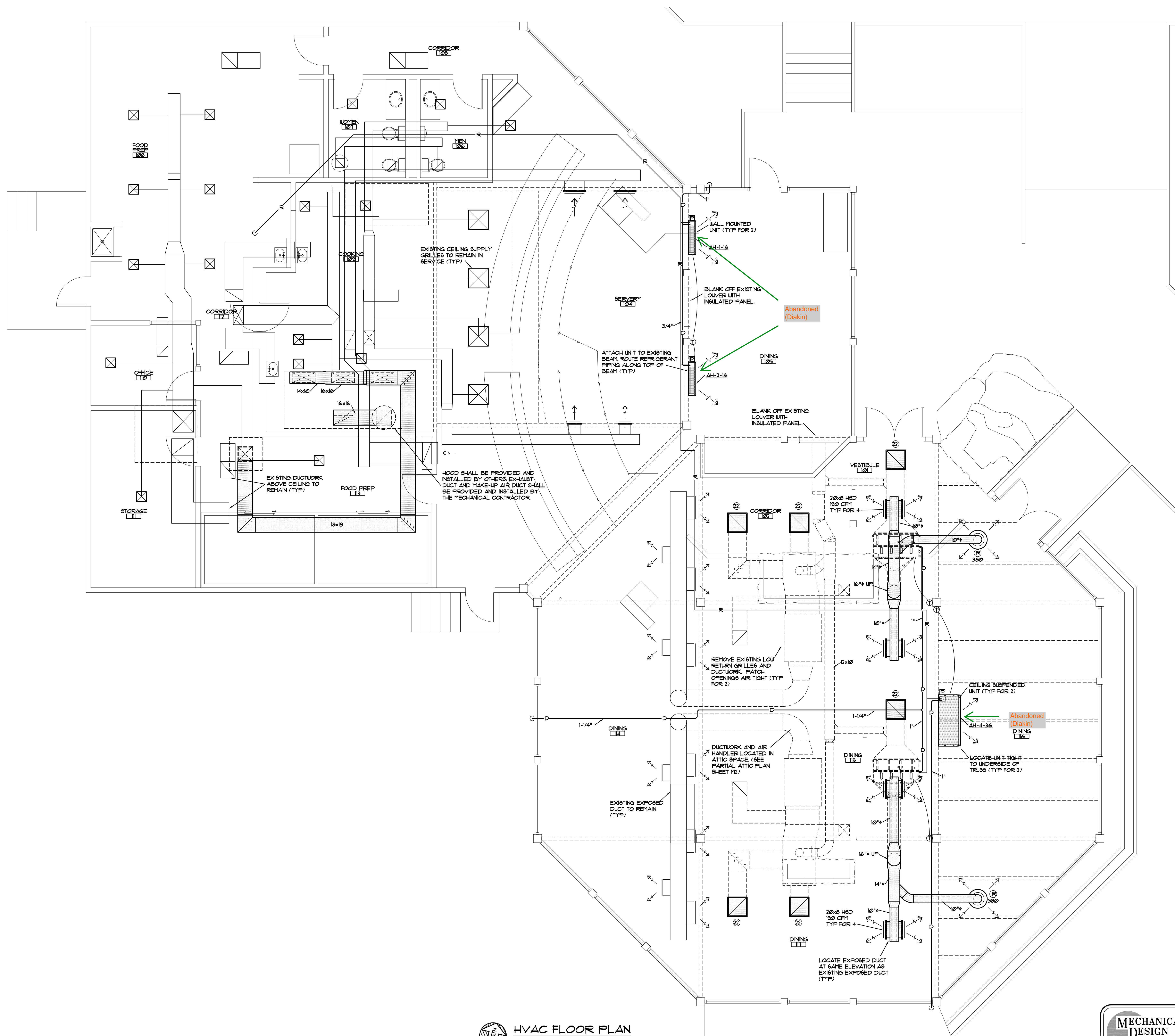
SHEET TITLE:

HVAC FLOOR PLAN

1/4" = 1'-0"

SHEET NO:

M1



HVAC FLOOR PLAN  
SCALE: 1/4" = 1'-0"

MECHANICAL  
DESIGN  
INC.  
4403 Broad River Road  
Columbia, SC 29810  
(803) 731-9834  
(803) 731-9837 FAX  
CONTACT: M. BURGESS  
DATE: 11/14/13  
COMM. NO. 133055



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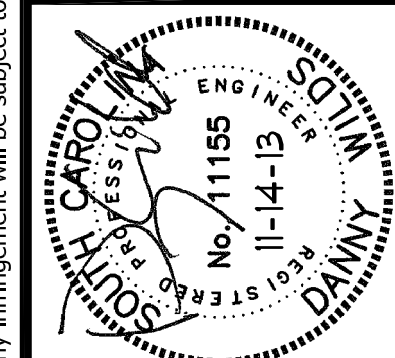
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Cornette/Violetta  
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412 Meeting Street  
West Columbia, SC 29169  
(803)791-1020  
fax: (803)791-1022



KENYA CAFE RENOVATIONS  
RIVERBANKS ZOO AND GARDEN  
COLUMBIA, SOUTH CAROLINA

REVISIONS:

REVISION #1 - 11.26.13

DRAWN BY:

JMB

CHECKED BY:

JMB

COMM NO:

13003B

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NOV. 14, 2013

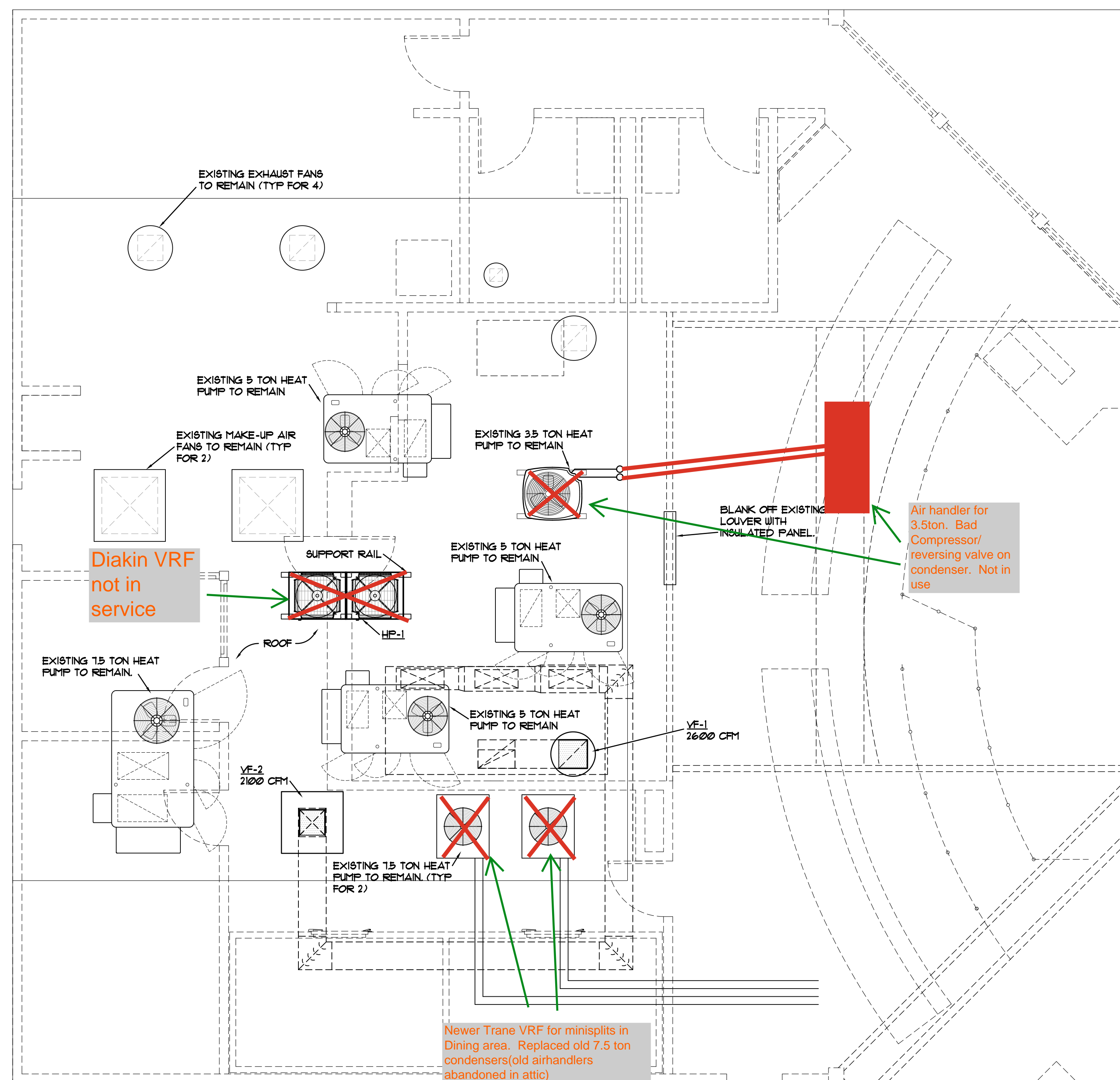
SHEET TITLE:

HVAC ROOF AND  
ATTIC PLAN

1/4" = 1'-0"

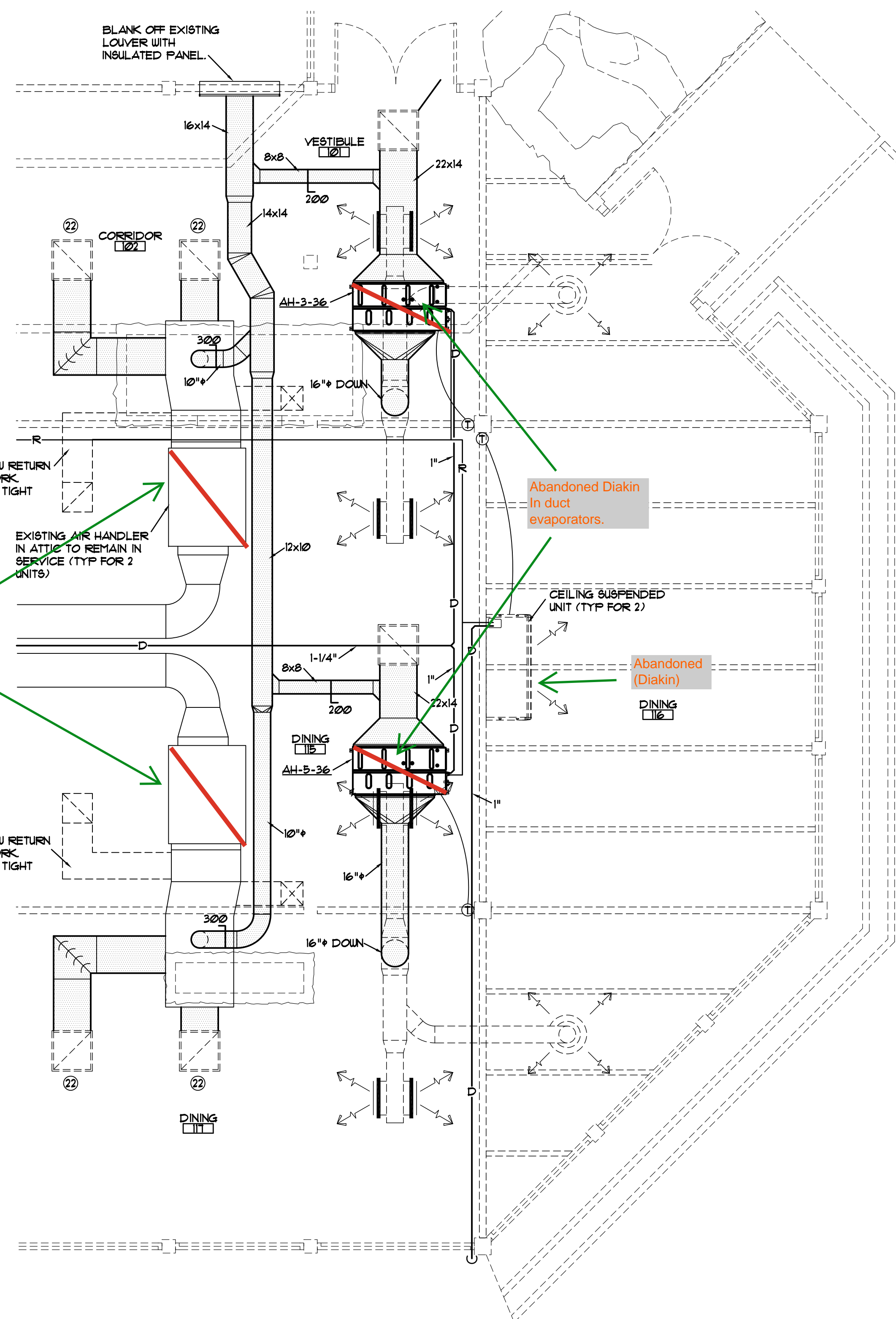
SHEET NO:

M2



HVAC PARTIAL ROOF PLAN

SCALE: 1/4" = 1'-0"



HVAC PARTIAL ATTIC PLAN

SCALE: 1/4" = 1'-0"

SHEET M2 -  
ROOF PLAN

SHEET M2 -  
PARTIAL  
ATTIC PLAN

KEY PLAN

**MECHANICAL  
DESIGN  
INC.**  
4403 Broad River Road  
Columbia, S.C. 29210  
(803) 731-9834  
(803) 731-9837 FAX  
CONTACT: M. BURGESS  
DATE: 11/14/13 COMM. NO. 133055

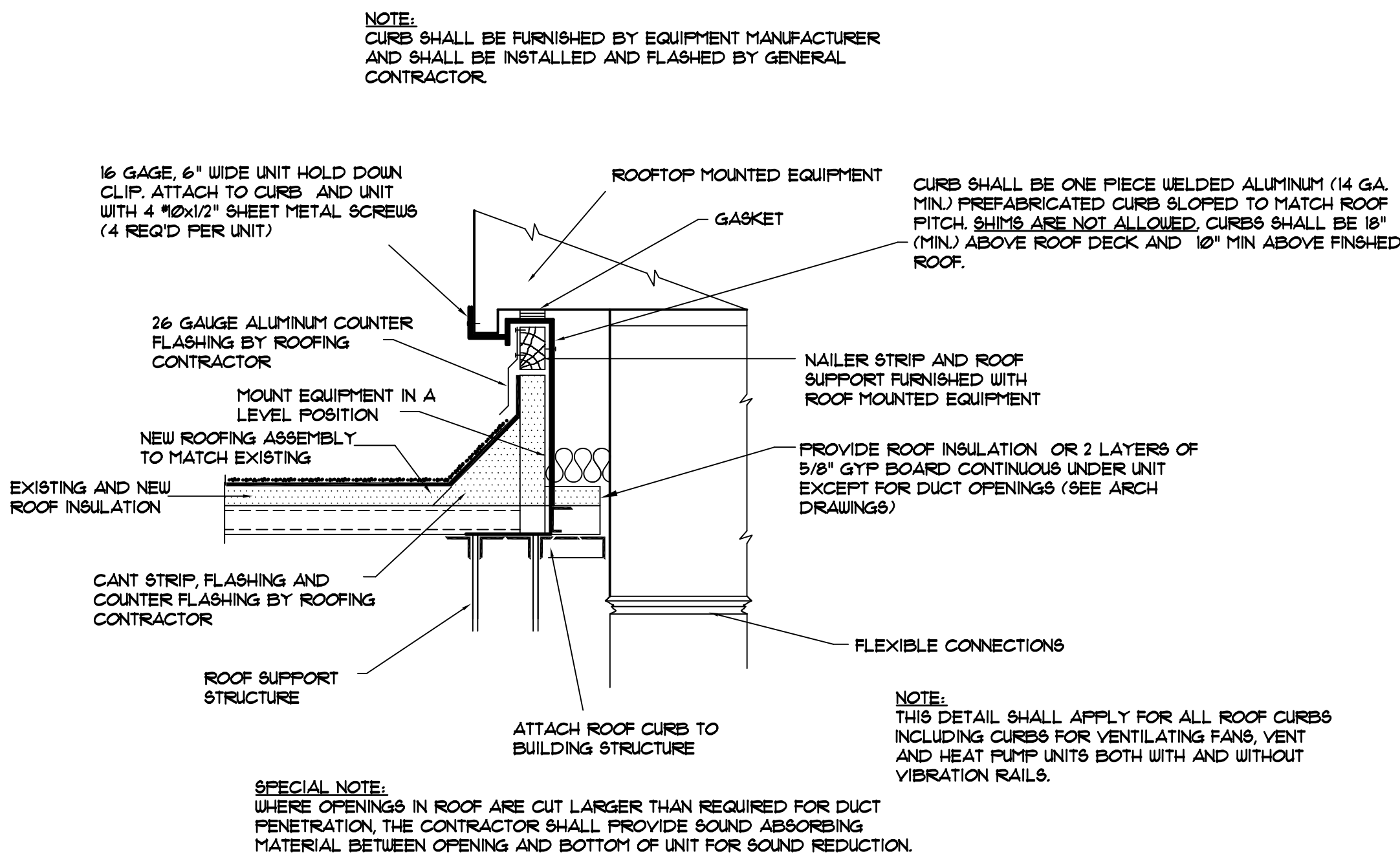


MULTI-SPLIT SYSTEM HEAT PUMP SCHEDULE											①⑥①			
AIR HANDLING UNIT							HEAT PUMP							
MARK	DAIKIN MODEL	COOLING CAPACITY	HEATING CAPACITY	CFM	FAN E.S.P.	WATTS	MARK	DAIKIN MODEL②	COOLING ③				HEATING • 47°F ④	
									TOTAL	SENS.	ENTAIR	SEER	CAPACITY	HSFP
AH-1-18	FXAQ18	18,000	20,000	500	N/A	125	HP-1	RXYQ144	138.0	N/A	80/67	-	154.0	-
AH-2-18	FXAQ18	18,000	20,000	500	N/A	125								
AH-3-36	FXMQ36	36,000	40,000	1130	N/A	125								
AH-4-36	FXHQ36	36,000	40,000	830	N/A	125								
AH-5-36	FXMQ36	36,000	40,000	1130	N/A	125								

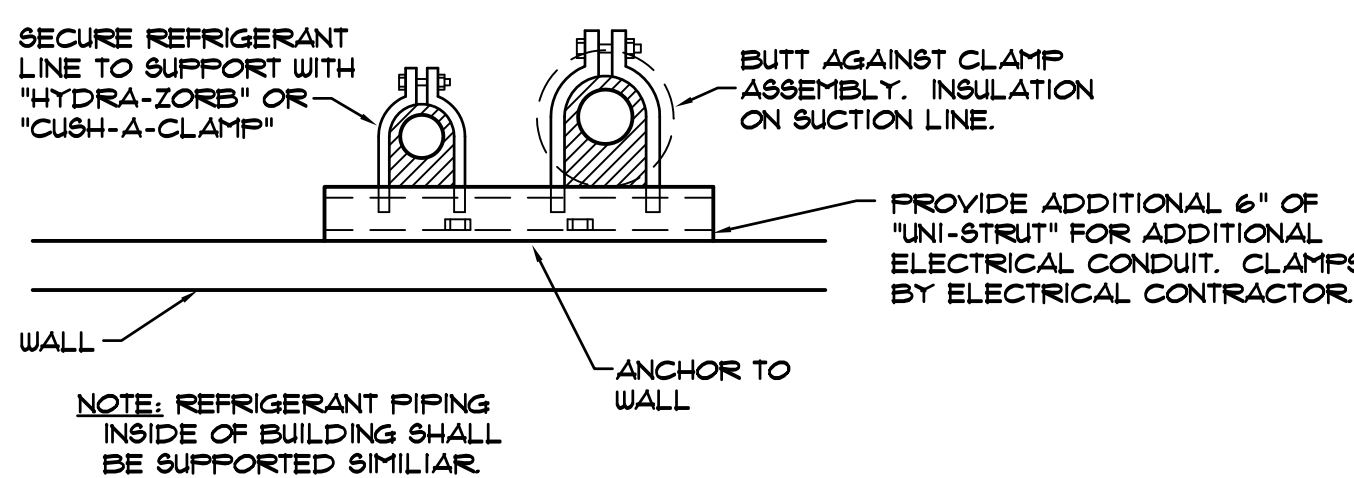
- ① AIR HANDLING UNIT AND HEAT PUMP TO MATCH AVAILABLE ELECTRICAL SERVICE, SEE ELECTRICAL. AIR HANDLING UNIT SHALL HAVE ONE POINT OF POWER CONNECTION OR EQUAL BY MITSUBISHI, LG OR APPROVED EQUAL.  
 ② BASED ON 100°F CONDENSER AIR TEMPERATURE.  
 ③ BASED ON 10°F ENTERING AIR TEMPERATURE.  
 ④ PROVIDE WITH FACTORY INSTALLED CONDENSATE PUMP.  
 ⑤ PROVIDE DAIKIN MODEL BRECTI DELUXE DIGITAL WALL CONTROLLER WITH BACKLIT DISPLAY AND DAIKIN I-TOUCH CENTRALIZED CONTROLLER WITH BACNET PROTOCOL INTERFACE.  
 ⑥ PROVIDE FRESH AIR KITS FOR ALL CEILING CASSETTES RECEIVING OUTDOOR AIR.

VENTILATING FAN SCHEDULE									
MARK	GREENHECK MODEL ②	VOLTS/ PHASE	CFM		FAN S.P.	FAN HP. OR WATTS	SONES	DRIVE	CONTROLLED BY
			MIN.	MAX.					
VF-1	CUE-161-A	①	2600	3855	15	2 HP	26	DIRECT	HOOD SWITCH
VF-2	RBF-150	①	2100	3185	0.5	3/4 HP	12.2	DIRECT	HOOD SWITCH

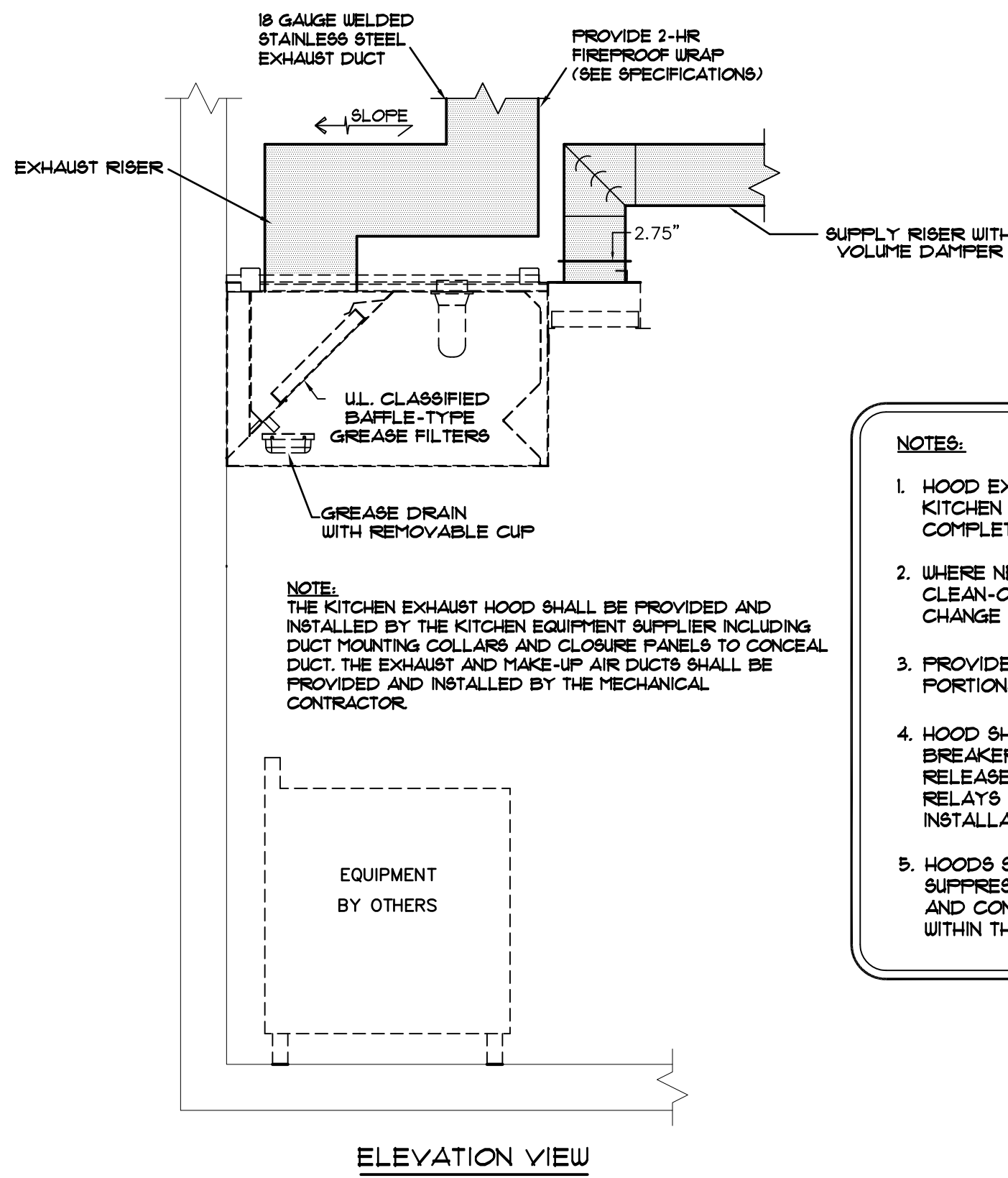
- ① FANS TO MATCH AVAILABLE ELECTRICAL SERVICE, SEE ELECTRICAL.  
 ② OR EQUAL, SEE SPECIFICATIONS.  
 ③ BALANCE FANS TO MINIMUM CFM SCHEDULED. FANS SHALL BE CAPABLE OF MAXIMUM CFM WITHOUT CHANGING MOTORS OR SHEAVES.  
 ④ PROVIDE HINGED FAN FOR EASY MAINTENANCE.  
 ⑤ PROVIDE BASE HINGING KIT, GRAVITY DAMPER, WEATHERPROOF DISCONNECT, GREASE COLLECTION BOX AND VARIABLE SPEED CONTROLLER.  
 ⑥ PROVIDE VIBRATION ISOLATION, INSULATED HOUSING, INTAKE FILTER AND GRAVITY DAMPER.



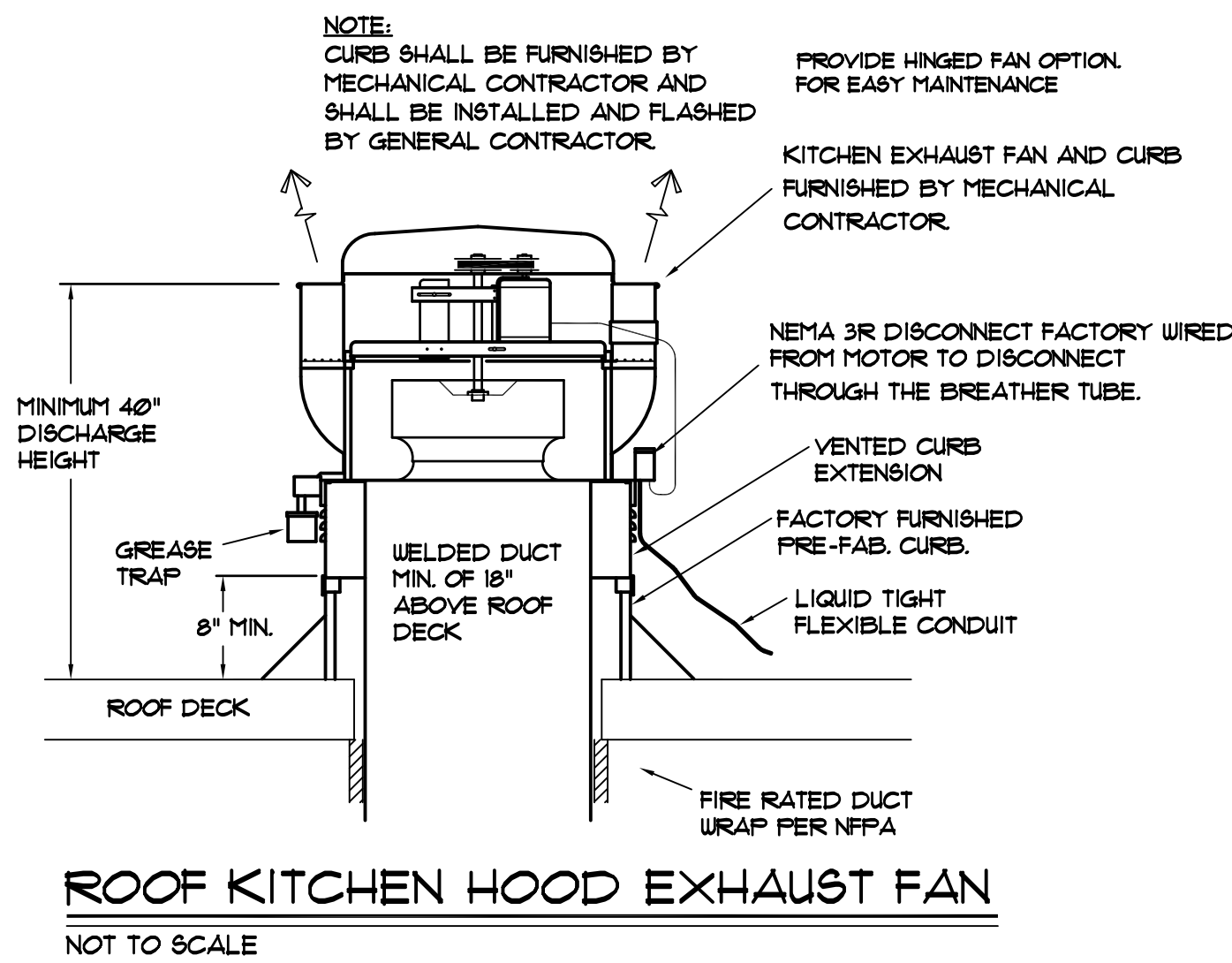
**ROOF MOUNTED EQUIPMENT DETAIL**  
NOT TO SCALE



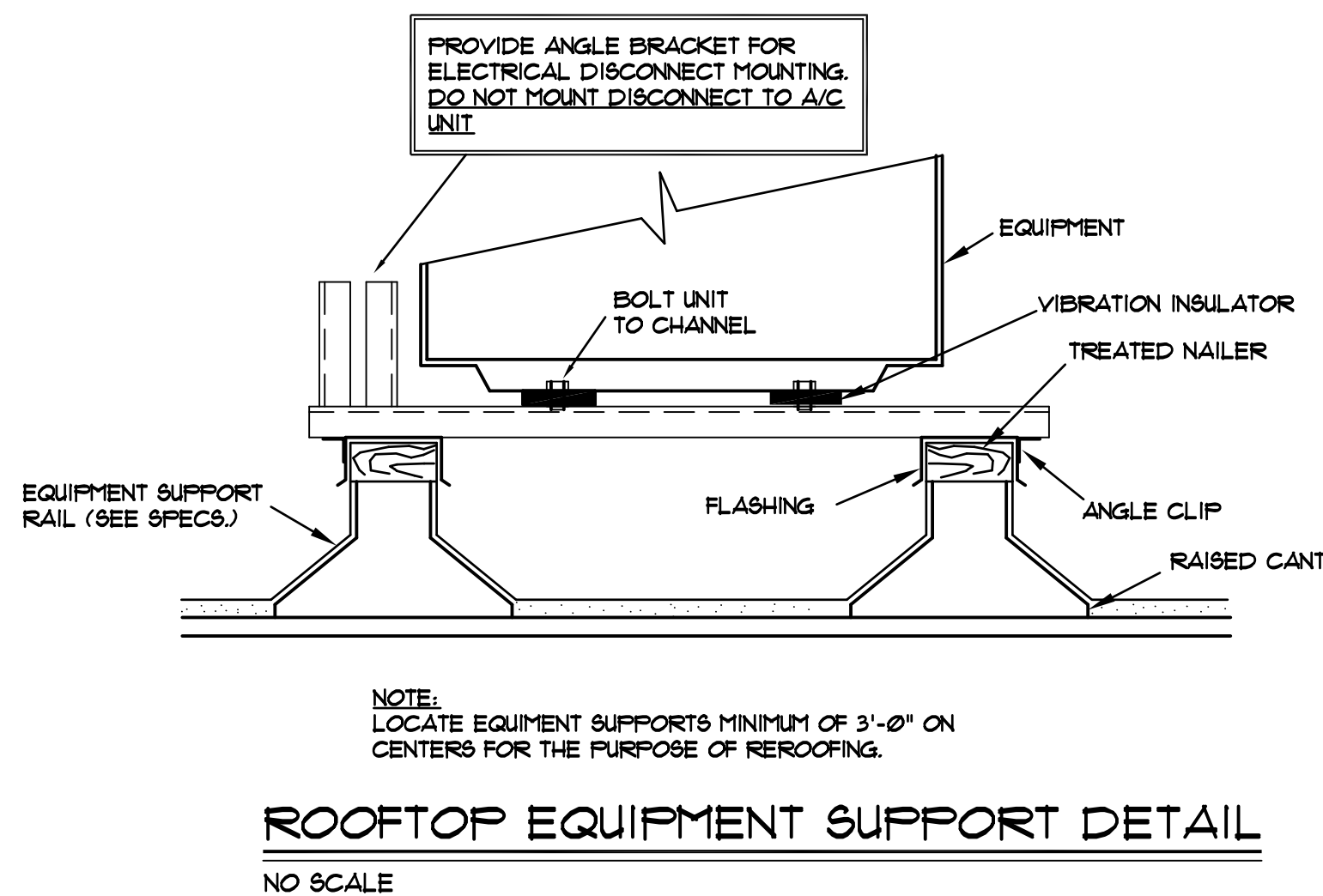
**REFRIGERANT PIPE SUPPORT DETAIL**  
NOT TO SCALE



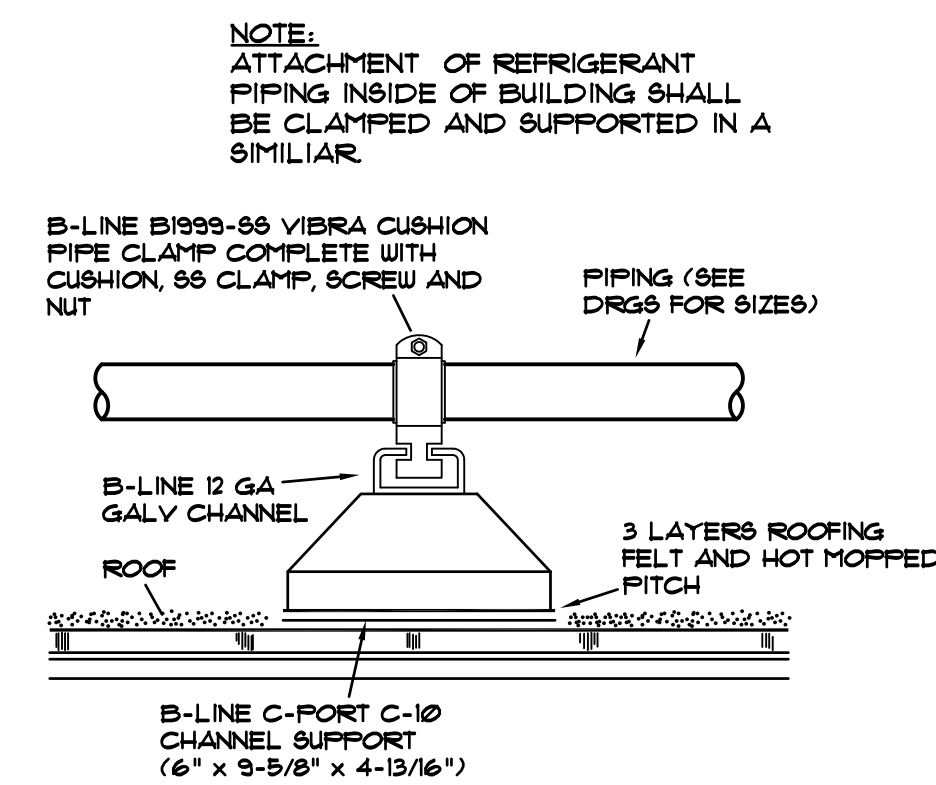
**KITCHEN EXHAUST HOOD**  
NOT TO SCALE



**ROOF KITCHEN HOOD EXHAUST FAN**  
NOT TO SCALE



**ROOFTOP EQUIPMENT SUPPORT DETAIL**  
NO SCALE



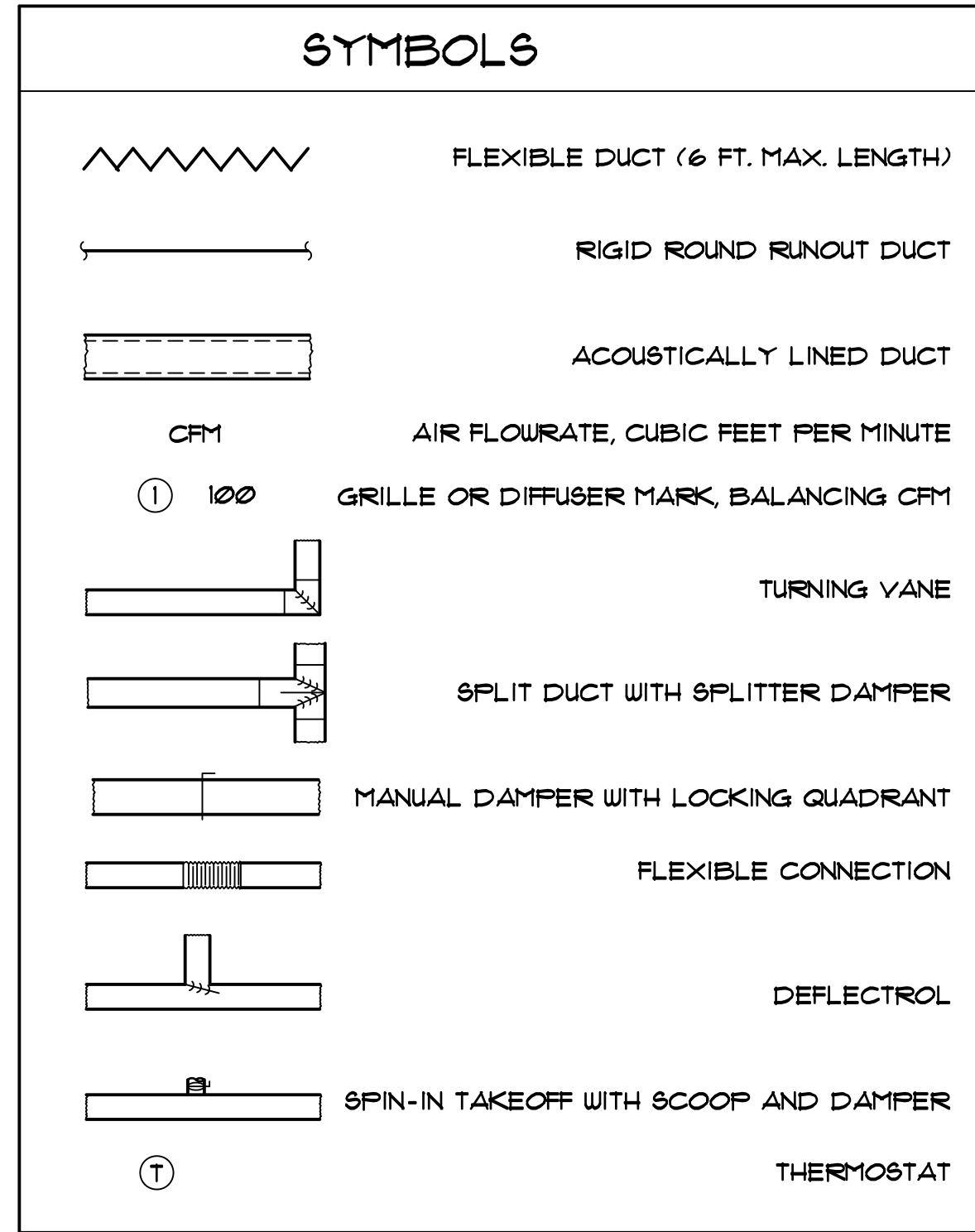
**ROOFTOP PIPE SUPPORT DETAIL**  
NO SCALE

- NOTES:  
 1. LOCATE PIPE SUPPORT MAXIMUM 8'-0" ON CENTERS AND AT EACH FITTING.  
 2. POLYETHYLENE FOAM AND WOOD TIMBERS WILL NOT BE ACCEPTED.

GRILLE AND DIFFUSER SCHEDULE				
GRILLE/ DIFFUSER	CEILING TYPE	MANUF.	MODEL	MATERIAL
SQUARE SUPPLY (FLAGUE)	LAY-IN	METAL-AIRE *	5750	AL. FACE / S. BACKPAN
SQUARE RETURN	LAY-IN EGG CRATE	METAL-AIRE *	CC1BD TB 1/2"x1/2"x1"	ALUMINUM
SQUARE RETURN	GYP. BD. EGG CRATE	METAL-AIRE *	CC1BD 1/2"x1/2"x1"	ALUMINUM
HSD	GYP. BD.	METAL-AIRE *	H4004D	ALUMINUM
RAG	GYP. BD.	METAL-AIRE *	RC-041C	ALUMINUM
HDRAG	GYP. BD.	METAL-AIRE *	4538	STEEL
EG	SUR/LAY-IN	METAL-AIRE *	CC1BD 1/2"x1/2"x1"	ALUMINUM
ROUND (R)	- -	METAL-AIRE *	SERIES 3000	ALUMINUM

\* OR EQUAL BY PRICE

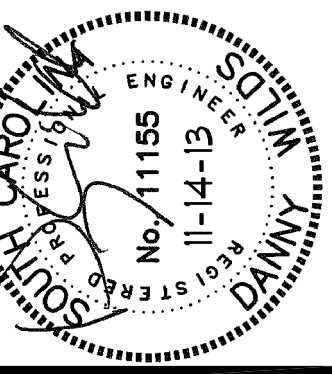
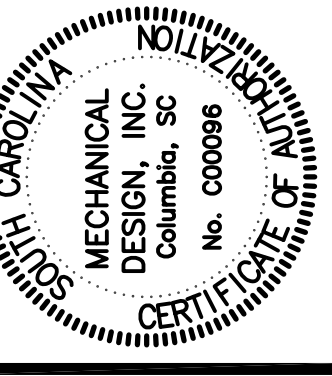
NOTES: 1. GRILLE AND DIFFUSER LOCATIONS SHOWN ON FLOOR PLANS ARE APPROXIMATE, SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION.  
 2. GRILLES AND DIFFUSERS SHALL MATCH CEILING TYPE, SEE ARCHITECTURAL DRAWINGS FOR CEILING TYPE.  
 3. LAY-IN EGGCRATE SHALL HAVE FULL FACE (24x24) AND FULL SIZE STEEL BACK PLATE WITH DUCT CONNECTOR COLLAR. INTERIOR OF GRILLE SHALL BE FLAT BLACK.  
 4. ROUND NECK DIFFUSER WILL NOT BE ACCEPTED.  
 5. PROVIDE 36x36 BACK PAN INSULATION BLANKET FOR ALL LAY-IN DIFFUSERS.



Jumper  
 Carter  
 Sease  
 in association



412 Meeting Street  
 West Columbia, SC 29169  
 (803)791-1020  
 fax: (803)791-1022



KENYA CAFE RENOVATIONS  
 RIVERBANKS ZOO AND GARDEN  
 COLUMBIA, SOUTH CAROLINA

REVISIONS:

REVISION #1 - 11.26.13

DRAWN BY: JMB

CHECKED BY: JMB

COMM NO: 13003B

DATE: NOV. 14, 2013

SHEET TITLE:

SCHEDULES & DETAILS  
 1/4" = 1'-0"

SHEET NO:

M3

**MECHANICAL DESIGN INC.**  
 4403 Broad River Road  
 Columbia, S.C. 29810  
 (803) 731-9834  
 (803) 731-9837 FAX  
 CONTACT: M. BURGESS  
 DATE: 11/14/13 COMM. NO. 133055